



**Price**

**£500,000**

**Freehold**

3x  1x  2x 

**Den Lodge, Den Avenue,  
Bognor Regis, West  
Sussex, PO21**

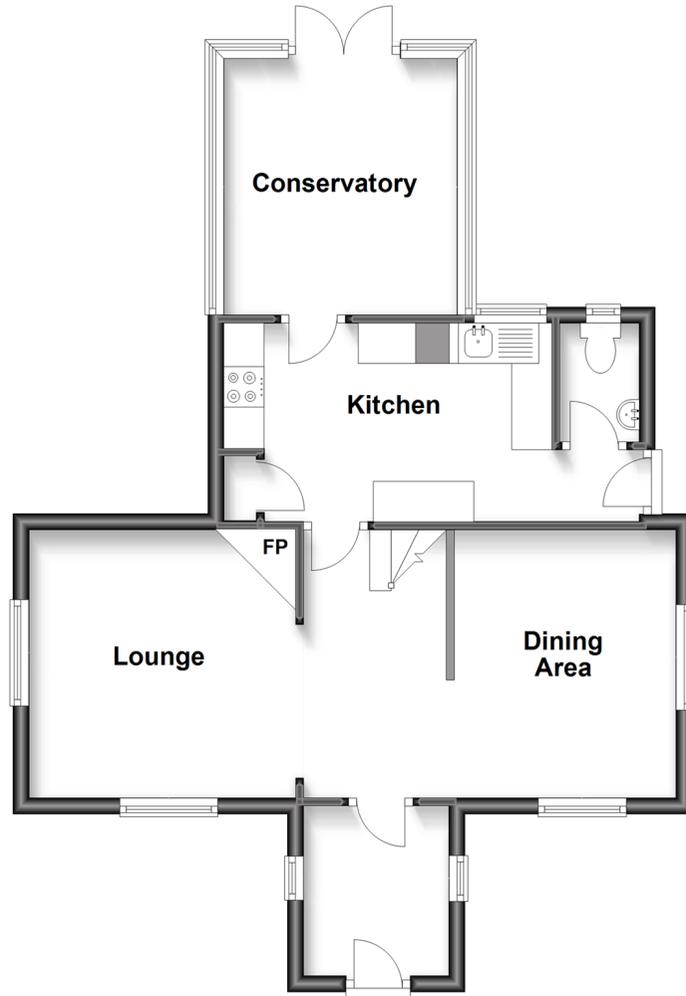
**OVER 60?**

Secure this property  
for up to **59% less!**

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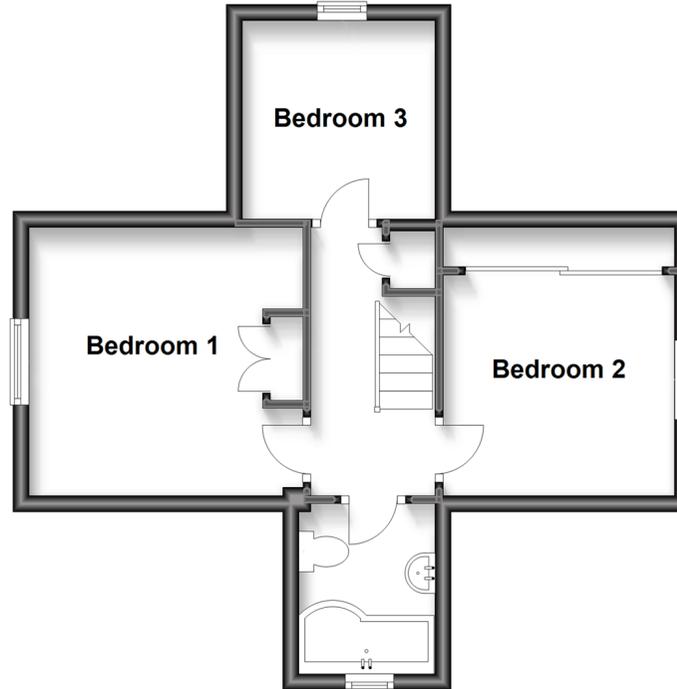
## Ground Floor

Approx. 53.3 sq. metres (573.6 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



## Accommodation

### GROUND FLOOR

Porch: 7'2 x 5'9 (2.19m x 1.75m)

Hall

Lounge: 10'7 at widest point x 10'7 (3.23m x 3.23m)

Dining Area: 10'2 x 9'9 (3.10m x 2.97m)

Kitchen: 13'3 x 7'9 (4.04m x 2.36m)

Conservatory: 9'8 x 9'8 (2.95m x 2.95m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 9'7 at widest point x 9'7 (2.92m x 2.92m)

Bedroom 2: 10'8 at widest point x 10'5 (3.25m x 3.18m)

Bedroom 3: 7'9 x 7'8 (2.36m x 2.34m)

Bathroom: 6'7 x 5'5 (2.01m x 1.65m)

### OUTSIDE

Off Street Parking

Garden



## Main features

- A rare opportunity to own a part of Bognor's history
- A unique flint fronted period house on a corner plot
- Within walking distance of the beach and shops
- Desirable off street parking
- Excellent transport links close by

### Nearest Schools

Primary Schools: St Mary's Catholic Primary 0.0 miles, Edward Bryant Primary 0.1 miles, South Bersted CofE Primary 0.7 miles. Secondary Schools: Felpham Community College 0.8 miles, The Regis 1.0 miles, St Philip Howard Catholic High School 3.5 miles.

### Transport Information

Train Stations: Bognor Regis 0.5 miles, Barnham 6.3 miles, Ford 6.7 miles

### Address

Den Lodge, Den Avenue, Bognor Regis, West Sussex, PO21

### Directions

For directions to this property please contact us.



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Call Bognor Regis Branch 01243 867632 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	E(49)	B(36)

40204125/20230519/SEH/SC