

OVER 60?

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



Price

£280,000

Commonhold

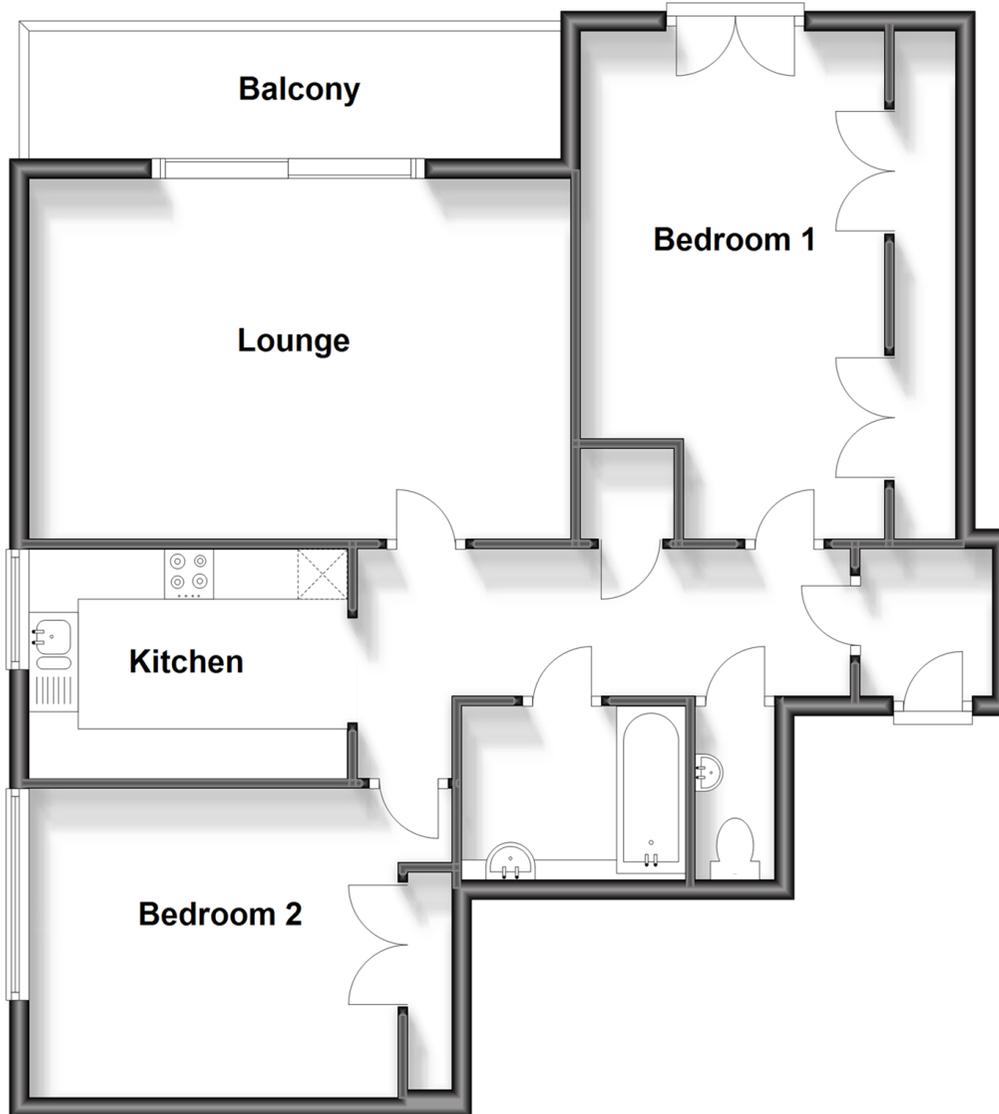
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The Gables, Norfolk Square, Bognor Regis,
West Sussex PO21

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Second Floor

Approx. 78.7 sq. metres (846.7 sq. feet)



Accommodation

SECOND FLOOR

Entrance Lobby

Hallway

Cloakroom

Lounge: 18'2 x 12'0 (5.54m x 3.66m)

Balcony

Kitchen: 10'8 x 7'4 (3.25m x 2.24m)

Bedroom 1: 12'4 x 9'6 up to fitted wardrobes (3.76m x 2.90m)

Bedroom 2: 11'9 into door well x 10'2 (3.58m x 3.10m)

Bathroom

OUTSIDE

Garage



Main features

- Stunning sea views with superb private balcony off of the lounge
- Wooden shutters in some rooms
- Beautiful modern internal decoration
- Close to Aldwick shopping parade
- Transport links nearby including mainline railway station



Nearest Schools

Primary Schools: St Mary's Catholic Primary 0.5 miles, Edward Bryant Primary 0.5 miles, Nyewood CofE Junior School 0.7 miles. Secondary Schools: The Regis 0.9 miles, Felpham Community College 1.3 miles.



Transport Information

Train Stations: Bognor Regis 0.4 miles, Barnham 3.9 miles, Chichester 5.6 miles



Address

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Directions

For directions to this property please contact us.



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Call Bognor Branch 01243 867632 ■ 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: **E(49)** POTENTIAL: **C(76)**

40204210/20231103/GS1/SC