

OVER 60?

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



Price

£425,000

Freehold

4x  2x  2x 

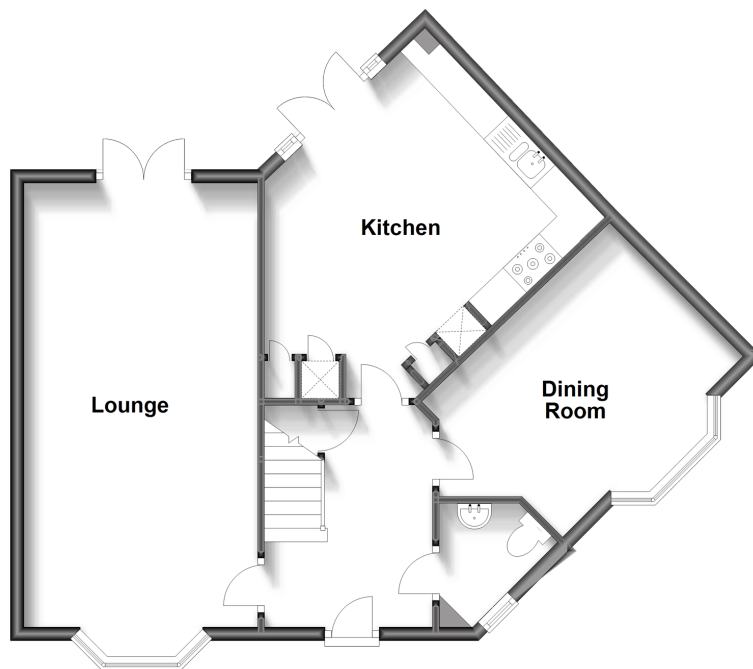
Blackthorn Avenue, Felpham, Bognor

Regis, West Sussex, PO22

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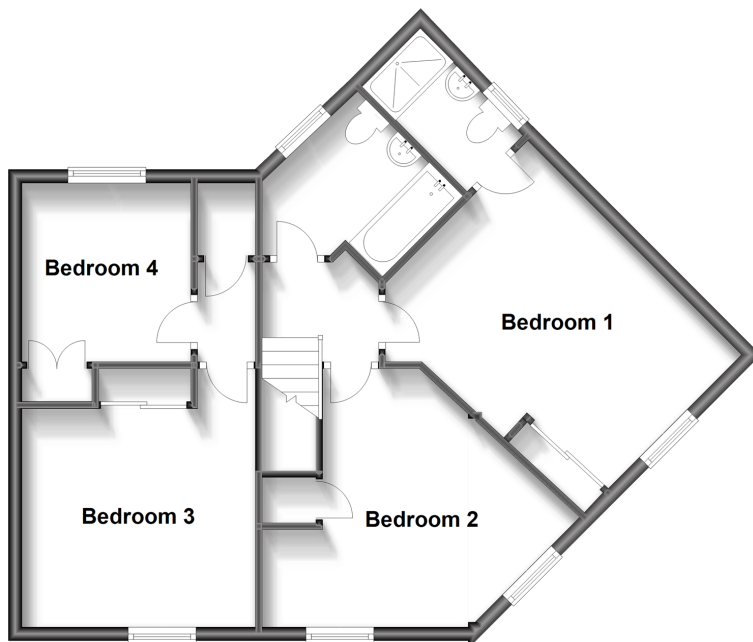
Ground Floor

Approx. 63.7 sq. metres (686.0 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.6 sq. feet)



Accommodation

GROUND FLOOR

Spacious Entrance Hall

Cloakroom

Lounge: 22'9 x 11'3 (6.94m x 3.43m)

Dining Room: 15'0 x 11'3 into bay (4.58m x 3.43m)

Kitchen: 17'2 at widest point x 11'6 at widest point (5.24m x 3.51m)

FIRST FLOOR

Landing

Bedroom 1: 13'7 x 11'2 at widest point (4.14m x 3.41m)

En-Suite Shower Room

Bedroom 2: 12'6 at widest point x 11'5 at widest point (3.81m x 3.48m)

Bedroom 3: 14'3 into door well x 12'6 (4.35m x 3.81m)

Bedroom 4: 8'7 up to fitted wardrobes x 8'6 (2.62m x 2.59m)

Family Bathroom

OUTSIDE

Front Garden

Off Street Parking

Double Garage

Rear Garden



Main features

- Sunny aspect rear garden
- No forward chain
- Quiet residential area close to schools
- Double garage with storage space above, perfect for a gym or annex potential, subject to planning consent
- Fantastic transport links making it ideal for commuters



Nearest Schools

Primary Schools: Bishop Tufnell CofE Junior School, Felpham 0.9 miles, Downview Primary 1.8 miles, Barnham Primary 2.4 miles. Secondary Schools: Felpham Community College 1.8 miles, The Regis 3.6 miles, St Philip Howard Catholic High School 4.4 miles.



Transport Information

Train Stations: Bognor Regis 2.9 miles, Barnham 4.0 miles, Littlehampton 4.5 miles, Ford 4.5 miles



Address

Blackthorn Avenue, Felpham, Bognor Regis, West Sussex, PO22



Directions

For directions to this property please contact us.



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Call Bognor Branch 01243 867632 ■ [cubittandwest.co.uk](https://www.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.



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