



Price
£350,000

Freehold

3x  1x  1x 

**Addison Way, Bognor
Regis, West Sussex
PO22**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- This is set in a cul-de-sac
- The forward chain is complete
- Sunny aspect private rear garden
- Sun room, an ideal space for DIY or family room
- Garage has been converted into a study

Accommodation

GROUND FLOOR

Porch

Former Garage (Used As Study): 10'0 x 7'9 (3.05m x 2.36m)

Lounge: 17'1 x 11'0 (5.21m x 3.36m)

Dining Area: 11'0 x 10'0 (3.36m x 3.05m)

Kitchen: 9'11 x 8'1 (3.02m x 2.47m)

Sun Room: 17'0 x 9'8 (5.19m x 2.95m)

FIRST FLOOR

Landing

Bedroom 1: 11'6 up to fitted wardrobes x 10'0 (3.51m x 3.05m)

Bedroom 2: 10'6 into door well x 9'8 (3.20m x 2.95m)

Bedroom 3: 7'3 up to door well x 6'5 (2.21m x 1.96m)

Bathroom

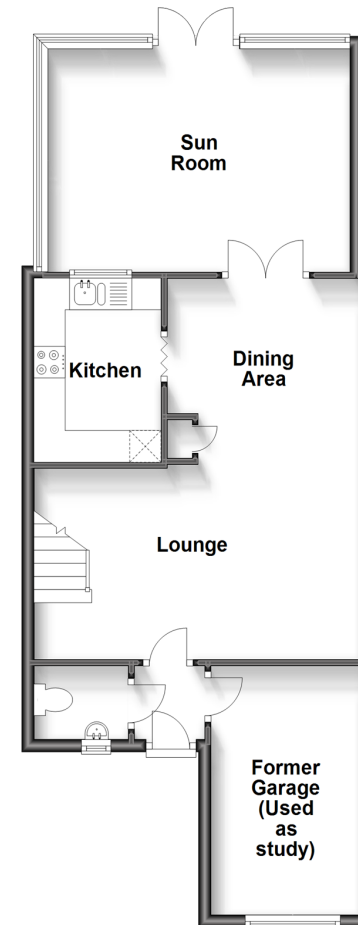
OUTSIDE

Front Garden

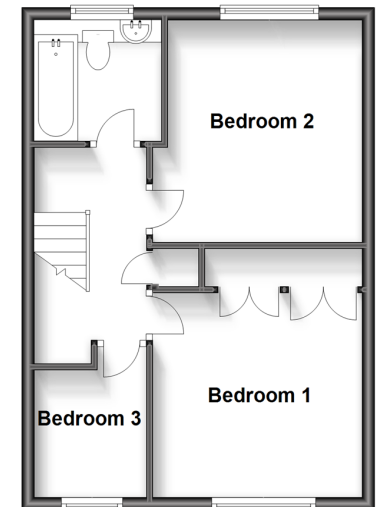
Off Street Parking

Rear Garden

Ground Floor
Approx. 62.5 sq. metres (673.0 sq. feet)



First Floor
Approx. 39.7 sq. metres (427.1 sq. feet)



Call Bognor Regis - 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.



40204240/20230724/IH/SC