



OVER 60?

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

Price

£425,000

Freehold

4x  2x  2x 

Thorndene Avenue, Bognor Regis, West

Sussex PO21

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Ground Floor
Approx. 75.4 sq. metres (811.1 sq. feet)



First Floor
Approx. 58.0 sq. metres (624.2 sq. feet)



Accommodation

GROUND FLOOR

Hall

Kitchen: 13'1 x 9'5 (3.99m x 2.87m)

Dining Room: 14'6 at widest point x 10'0 (4.42m x 3.05m)

Cloakroom

Lounge: 18'6 x 13'1 up to bay (5.64m x 3.99m)

Conservatory: 14'9 at widest point x 13'7 at widest point (4.50m x 4.14m)

FIRST FLOOR

Landing

Bedroom 1: 13'0 x 11'8 (3.97m x 3.56m)

En-Suite Shower Room

Bedroom 2: 10'3 x 7'7 (3.13m x 2.31m)

Dressing Area: 9'7 x 7'4 (2.92m x 2.24m)

Bedroom 3: 12'9 into door well x 7'0 (3.89m x 2.14m)

Bathroom

OUTSIDE

Front Garden

Off Street Parking

Detached Double Garage

Rear Garden



Main features

- Desirable cul-de-sac position off of Marshall Avenue
- Sunny aspect rear garden
- Detached double garage to the side and off street parking
- Spacious home ideal for growing families
- Conservatory overlooks the rear garden



Nearest Schools

Primary Schools: Nyewood CofE Junior School 0.3 miles, Southway Primary 0.5 miles, Edward Bryant Primary 0.6 miles. Secondary Schools: The Regis 0.4 miles, Felpham Community College 1.3 miles, St Philip Howard Catholic High School 3.5 miles.



Transport Information

Train Stations: Bognor Regis 0.4 miles, Barnham 3.5 miles, Chichester 5.1 miles



Address

Thorndene Avenue, Bognor Regis, West Sussex PO21



Directions

For directions to this property please contact us.



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■ 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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