

**OVER 60?**

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



**Price**

**£230,000**

**Leasehold**

3x  1x  1x 

Herons Court, Wroxham Way, Felpham,  
Bognor Regis, West Sussex PO22

**cubitt&west**  
Helping you move forwards





## Main features

- No forward chain
- Heaps of natural light with balcony access from lounge and bedroom 2
- Stunning views across to the South Downs National Park and village
- Option to buy to let with tenant in situ
- Desirable residential area

## Accommodation

### SECOND FLOOR

Hall

Lounge: 16'1 x 11'9 (4.91m x 3.58m)

Balcony

Kitchen: 8'7 x 8'5 (2.62m x 2.57m)

Bedroom 1: 12'10 up to fitted cupboard x 11'9 (3.91m x 3.58m)

Bedroom 2: 11'10 x 9'0 (3.61m x 2.75m)

Bedroom 3: 9'7 x 6'8 (2.92m x 2.03m)

Bathroom

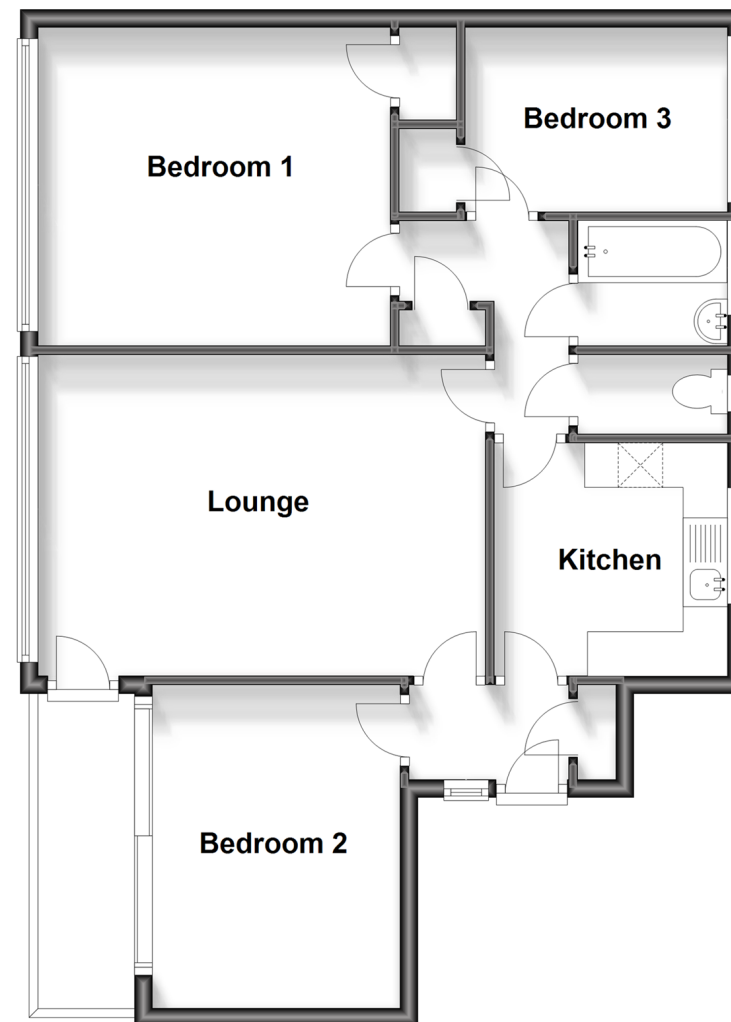
Separate Toilet

### OUTSIDE

Communal Garden

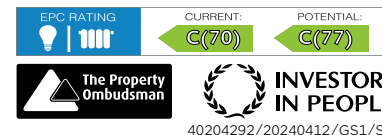
## Second Floor

Approx. 69.9 sq. metres (752.9 sq. feet)



**Call Bognor - 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.



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