



**OVER 60?**

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

**Guide Price**  
**£250,000**

**Freehold**

2x  1x  1x 

**Essex Road, Bognor  
Regis, West Sussex  
PO21**

**cubitt&west**  
Helping you move forwards





## Main features

- Set down a private pedestrian walkway
- Private and peaceful garden
- Neutral and bright decoration
- Ideal for first time buyers or buy to let investors
- A short walk to Bognor Regis mainline railway station which is deal for commuters

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge: 12'1 into bay x 10'6 into alcove (3.69m x 3.20m)

Kitchen/Diner: 15'11 x 9'11 (4.85m x 3.02m)

### FIRST FLOOR

#### Landing

Bedroom 1: 12'11 x 9'9 up to fitted wardrobes (3.94m x 2.97m)

Bedroom 2: 10'1 x 9'7 into alcove (3.08m x 2.92m)

#### Bathroom

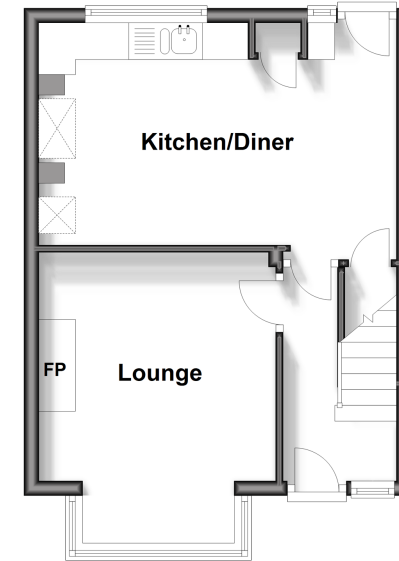
### OUTSIDE

#### Front Garden

#### Rear Garden

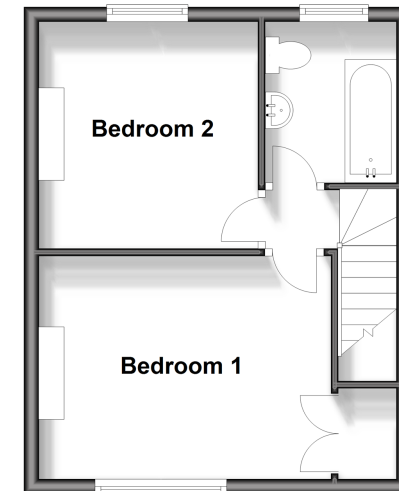
### Ground Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



### First Floor

Approx. 30.3 sq. metres (326.5 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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