



**Guide Price**  
**£170,000**

**Leasehold**

1x  1x  1x 

**Victoria Drive, Bognor  
Regis, West Sussex  
PO21**

**cubitt&west**  
Helping you move forwards





## Main features

- Stunning high ceilings
- Extremely well appointed rooms
- Beautifully presented
- Ideal first time buy or buy to let investment opportunity
- A short walk to the sea front and mainline railway station

## Accommodation

### FIRST FLOOR

Landing

Lounge: 15'11 into bay x 15'0  
(4.85m x 4.58m)

Kitchen: 9'10 x 7'4 (3.00m x 2.24m)

Bedroom: 12'4 at widest point x 10'1 (3.76m x 3.08m)

Bathroom

Separate Toilet

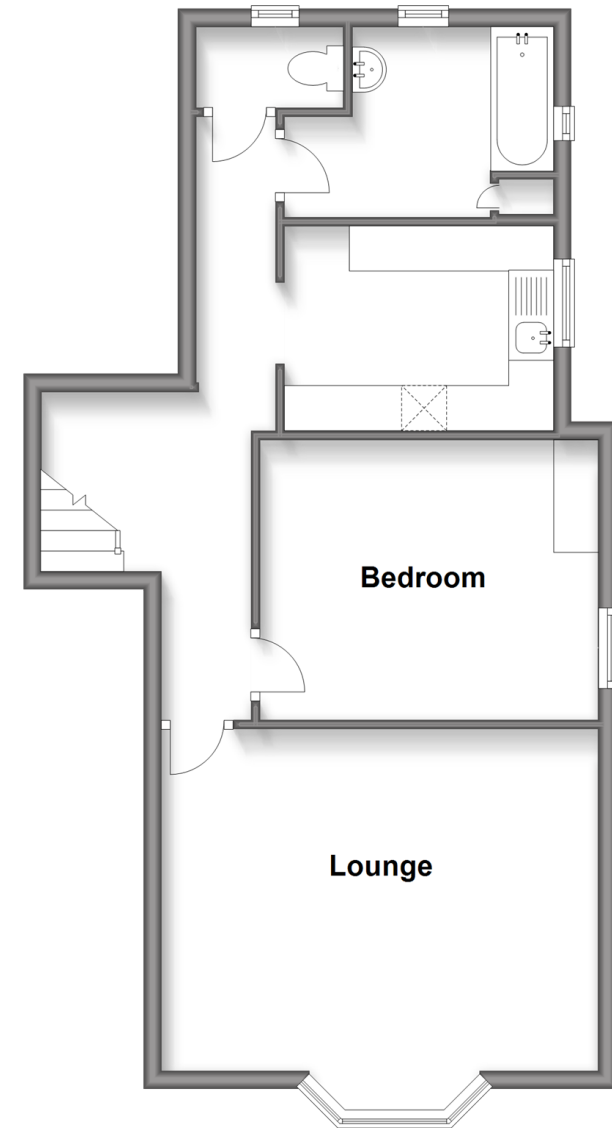
### OUTSIDE

Resident Parking

Shared Patio Garden

## First Floor

Approx. 55.5 sq. metres (597.8 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



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