



**Guide Price**  
**£725,000**

**Freehold**

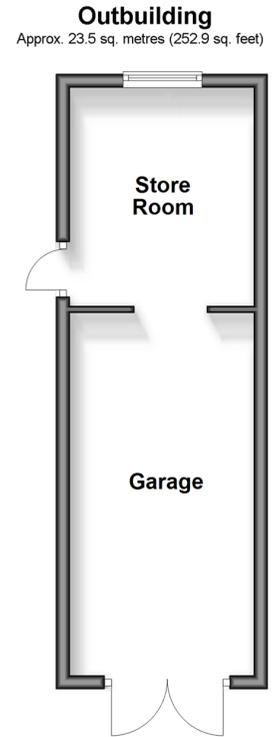
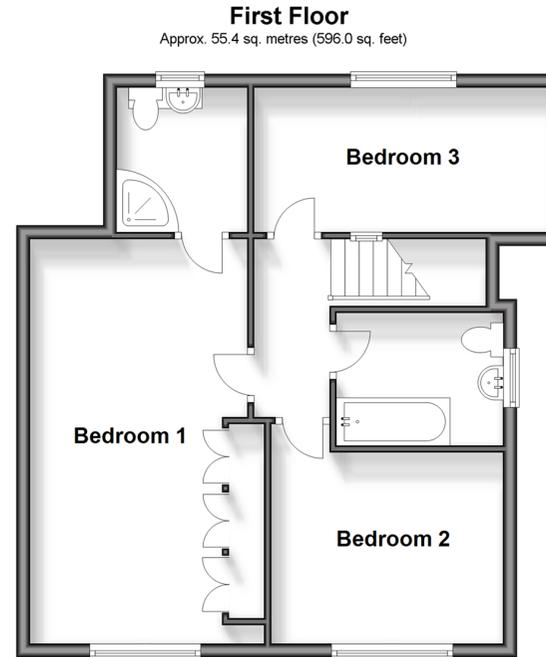
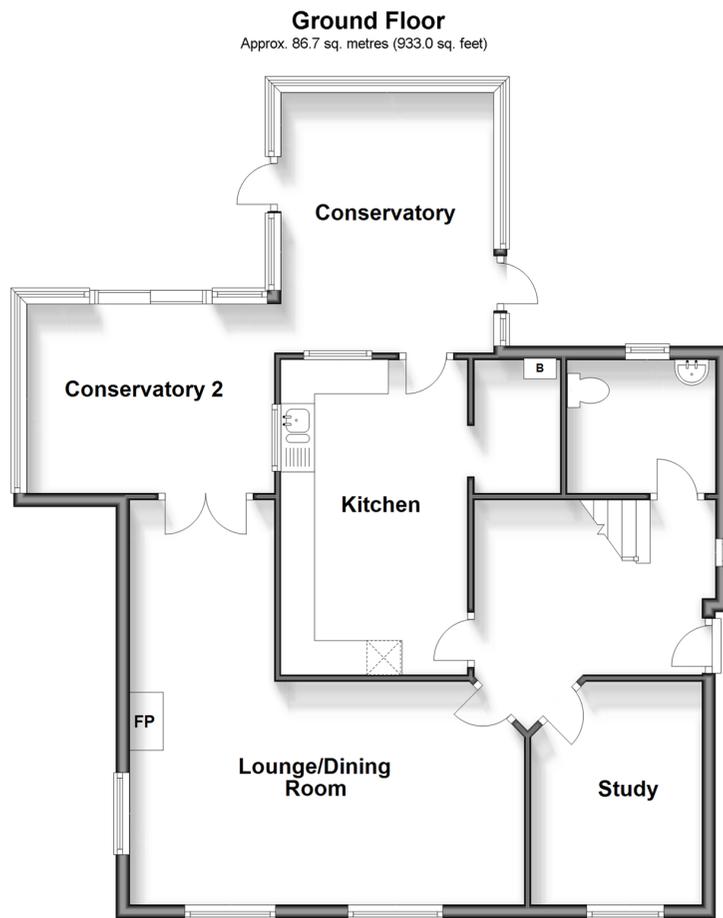
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**Old Point,  
Middleton-On-Sea,  
Bognor Regis, West  
Sussex PO22**

**OVER 60?**

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

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## Accommodation

### GROUND FLOOR

Hallway

Lounge/Dining Room: 19'6 maximum x 19'3 maximum (5.95m x 5.87m)

Conservatory 1: 12'9 x 10'4 (3.89m x 3.15m)

Conservatory 2: 12'0 x 9'4 (3.66m x 2.85m)

Kitchen: 15'0 x 8'11 (4.58m x 2.72m)

Utility Room: 6'3 x 4'4 (1.91m x 1.32m)

Cloakroom

Study: 10'8 x 8'1 (3.25m x 2.47m)

### FIRST FLOOR

Landing

Bedroom 1: 19'6 x 11'5 at widest point (5.95m x 3.48m)

En-Suite Shower Room

Bedroom 2: 11'6 into door well x 9'2 (3.51m x 2.80m)

Bedroom 3: 14'6 x 6'10 (4.42m x 2.08m)

Bathroom

### OUTBUILDINGS

Garage

Store Room

### OUTSIDE

Off Road Parking

Front Garden

Rear Garden



## Main features

- No forward chain
- Desirable private sea front road
- Set on a larger than average plot in the highly sought after Middleton-On-Sea village
- Fantastic potential to re-model and extended, subject to planning consents
- Village shops and amenities are within walking distance



## Nearest Schools

Primary Schools: Bishop Tufnell CofE Junior School, Felpham 0.7 miles, Downview Primary 1.6 miles, Yapton CofE Primary 2.1 miles. Secondary Schools: Felpham Community College 1.6 miles, St Philip Howard Catholic High School 3.1 miles, The Regis 3.1 miles.

## Transport Information

Train Stations: Bognor Regis 2.5 miles, Barnham 2.9 miles, Ford 3.2 miles

## Address

Old Point, Middleton-On-Sea, Bognor Regis, West Sussex PO22

## Directions

For directions to this property please contact us.





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Call Bognor Branch 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.

EPC RATING

| CURRENT: | POTENTIAL: |
|----------|------------|
| C(70)    | C(74)      |

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