



**Price**  
**£475,000**

**Freehold**

4x  1x  3x 

**Elmwood Avenue,  
Bognor Regis, West  
Sussex PO22**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully extended
- Delightful private and peaceful rear garden
- Excellent local schools
- Highly sought after Glenwood Estate
- Extremely well appointed bedroom layout

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Hallway
- Cloakroom
- Lounge: 13'5 x 12'6 into recess (4.09m x 3.81m)
- Dining Area: 12'6 x 11'0 (3.81m x 3.36m)
- Sitting Area: 11'0 x 9'0 (3.36m x 2.75m)
- Kitchen: 19'3 x 8'4 (5.87m x 2.54m)

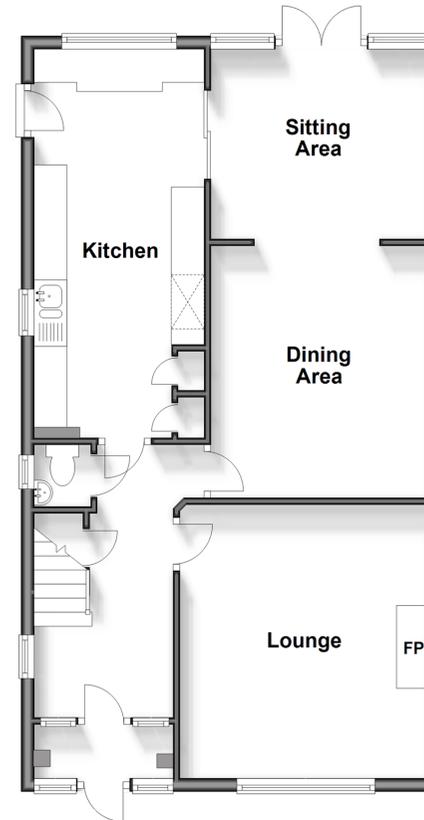
### FIRST FLOOR

- Landing
- Bedroom 1: 12'6 x 11'0 into recess (3.81m x 3.36m)
- Bedroom 2: 13'6 x 12'1 (4.12m x 3.69m)
- Bedroom 3: 9'7 x 8'5 (2.92m x 2.57m)
- Bedroom 4: 7'9 x 7'3 (2.36m x 2.21m)
- Bathroom

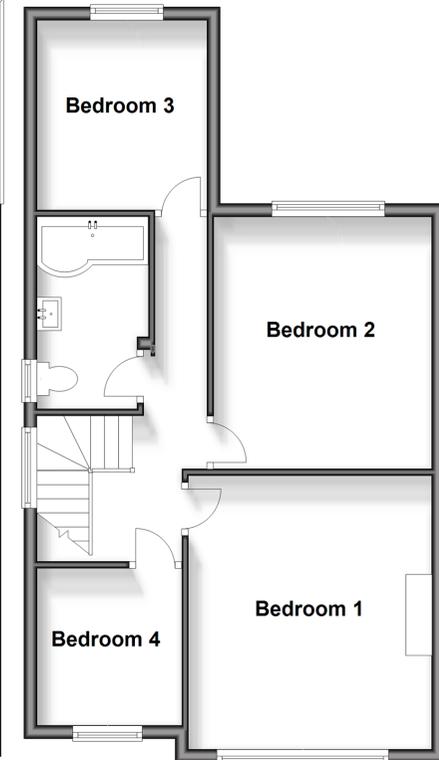
### OUTSIDE

- Off Road Parking

**Ground Floor**  
Approx. 66.3 sq. metres (713.4 sq. feet)



**First Floor**  
Approx. 55.3 sq. metres (594.9 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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