

**OVER 60?**

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



**Price**

**£625,000**

**Freehold**

5x  3x  2x 

South Avenue, Bognor Regis, West Sussex

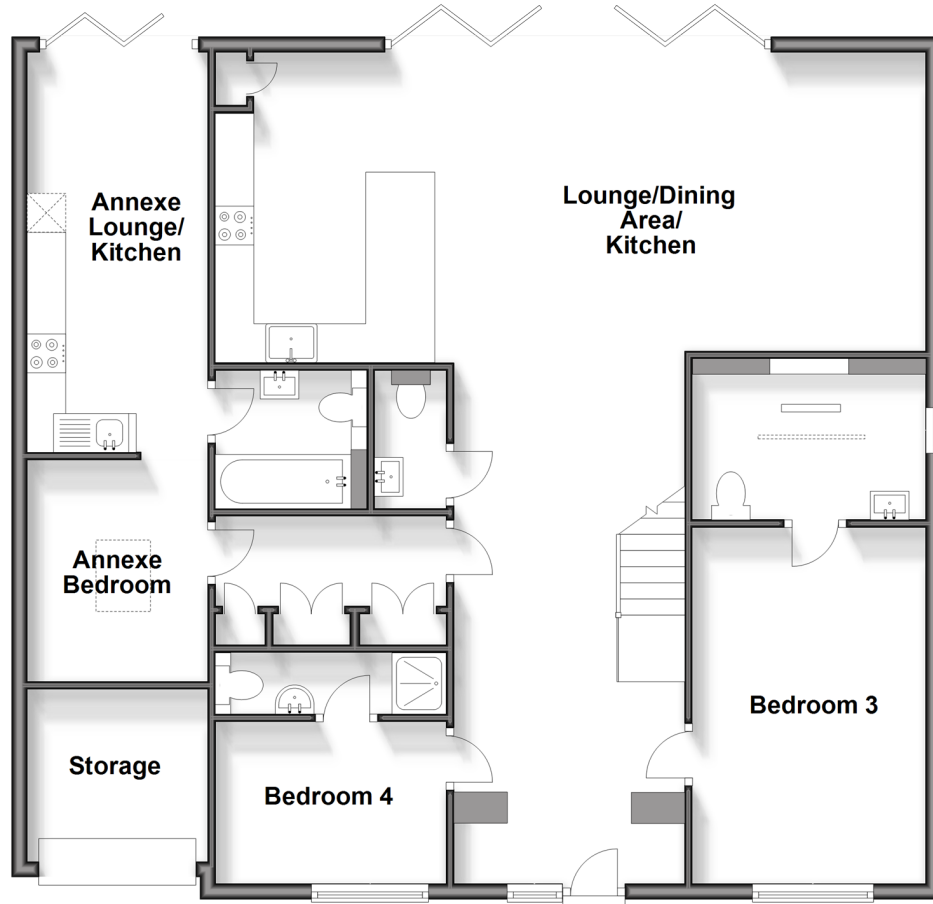
PO21

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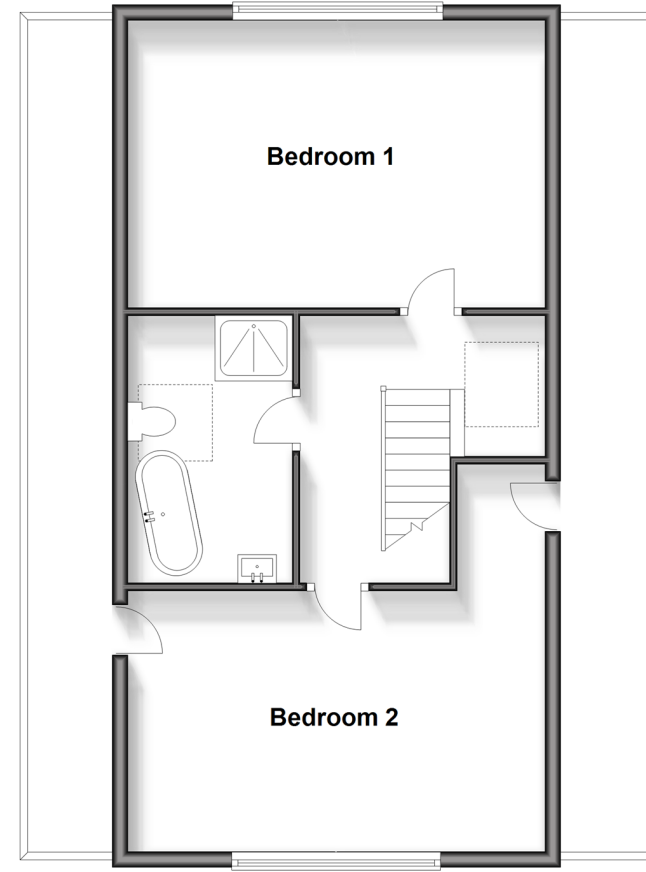
## Ground Floor

Approx. 124.1 sq. metres (1336.2 sq. feet)



## First Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



## Accommodation

### GROUND FLOOR

Grand Entrance Hallway

Lounge/Dining Area/Kitchen: 31'0 x 13'0  
(9.46m x 3.97m)

Utility: 9'9 x 5'4 at widest point (2.97m x 1.63m)

Bedroom 3: 15'2 x 10'4 (4.63m x 3.15m)

En-Suite Shower Room

Bedroom 4: 9'9 x 7'1 (2.97m x 2.16m)

En-Suite Shower Room

Cloakroom

Inner Hall To Annex

### ANNEXE

Bedroom : 9'5 x 7'8 (2.87m x 2.34m)

Kitchen: 16'9 x 8'3 (5.11m x 2.52m)

Lounge/Kitchen: 16'9 x 8'3 (5.11m x 2.52m)

Bathroom

Storage

### FIRST FLOOR

Landing

Bedroom 1: 17'7 x 12'0 (5.36m x 3.66m)

Bedroom 2: 17'8 at widest point x 16'5 at  
widest point (5.39m x 5.01m)

Bathroom With Shower

### OUTSIDE

Front Garden

Off Street Parking

Rear Garden



## Main features

- Renovated to an exceptional standard
- High grade kitchen and bathroom fittings
- Bi-folding doors opening out onto a stunning sunny aspect rear garden
- Open plan lounge/kitchen area ideal for entertaining
- Self-contained modern annex accommodation



### Nearest Schools

Primary Schools: Nyewood CofE Junior School 0.4 miles, Southway Primary 0.8 miles, Rose Green Junior School 0.9 miles. Secondary Schools: The Regis 0.8 miles, Felpham Community College 2.1 miles, Arabesque School of Performing Arts 3.9 miles.



### Transport Information

Train Stations: Bognor Regis 1.7 miles, Chichester 6.2 miles, Fishbourne 6.2 miles



### Address

South Avenue, Bognor Regis, West Sussex PO21



### Directions

For directions to this property please contact us.





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Call Bognor Branch 01243 867632 ■ [cubittandwest.co.uk](https://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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