



**OVER 60?**

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

**Price**

**£425,000**

**Freehold**

4x  3x  3x 

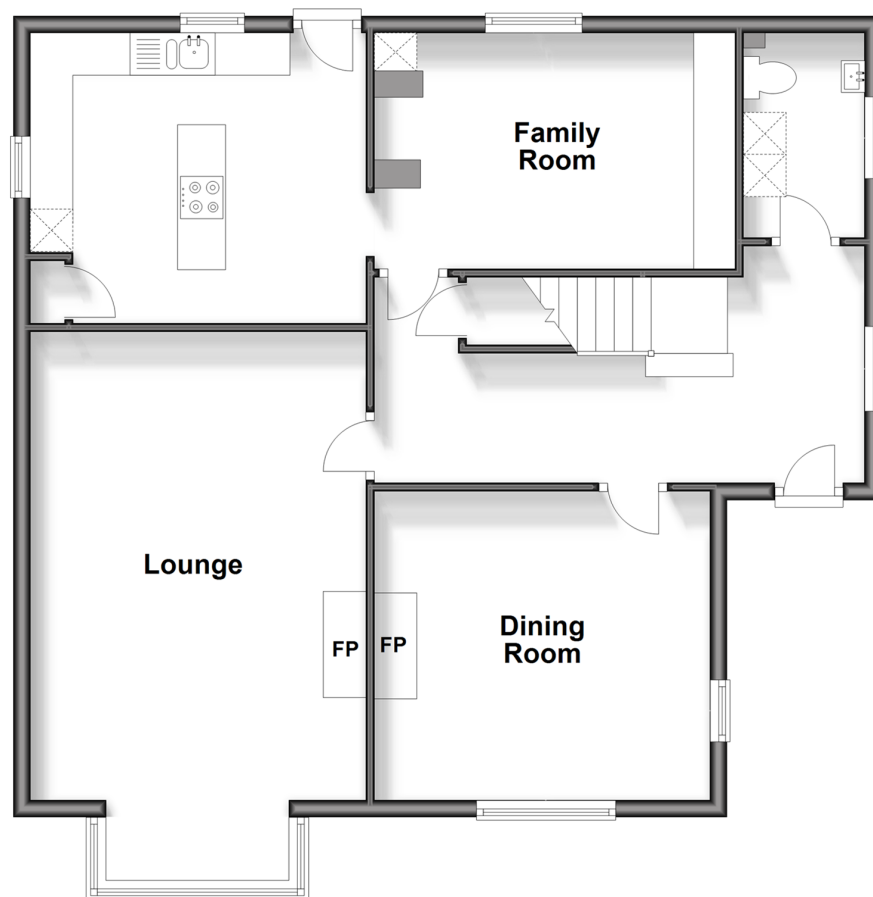
**Annandale Avenue,  
Bognor Regis, West  
Sussex PO21**

**cubitt&west**  
Helping you move forwards



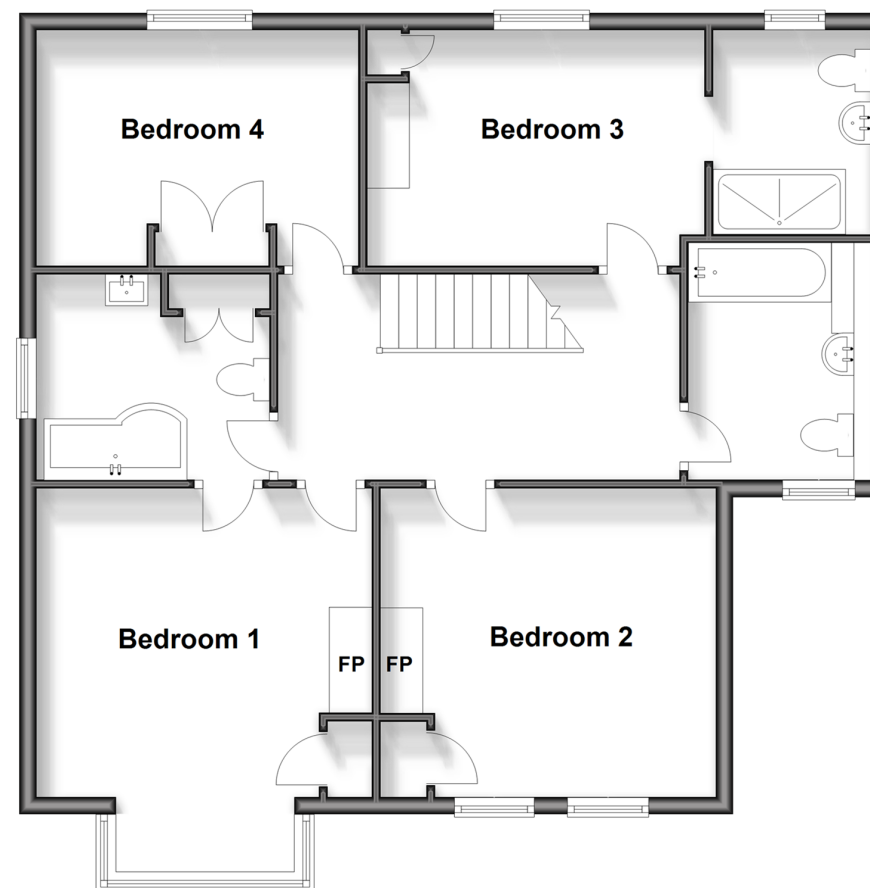
## Ground Floor

Approx. 83.0 sq. metres (893.6 sq. feet)



## First Floor

Approx. 82.9 sq. metres (892.6 sq. feet)



## Accommodation

### GROUND FLOOR

Hall

Dining Room: 12'9 into recess x 11'9  
(3.89m x 3.58m)

Lounge: 17'9 into bay x 12'9 (5.41m x 3.89m)

Family Room: 10'3 x 9'8 (3.13m x 2.95m)

Kitchen: 12'9 x 11'0 (3.89m x 3.36m)

Cloakroom/Utility

### FIRST FLOOR

Landing

Bedroom 1: 12'9 into bay x 12'1 (3.89m x 3.69m)

En-Suite Bathroom

Bedroom 2: 12'9 at widest point x 9'9  
(3.89m x 2.97m)

Bedroom 3: 12'10 x 10'0 (3.91m x 3.05m)

En-Suite shower Room

Bathroom

Bedroom 4: 11'8 at widest point x 11'7  
(3.56m x 3.53m)

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Stunning original features including attractive fireplaces
- High ceilings making the rooms feel airy and spacious
- Ideal for commuters being a short distance from the mainline railway station
- Good size garden with huge potential
- Bus routes can be found in the High Street



### Nearest Schools

Primary Schools: Edward Bryant Primary 0.7 miles, South Bersted CofE Primary 0.7 miles, St Mary's Catholic Primary 0.8 miles. Secondary Schools: The Regis 0.9 miles, Felpham Community College 1.5 miles.



### Transport Information

Train Stations: Bognor Regis 0.5 miles, Barnham 5.5 miles, Littlehampton 5.8 miles



### Address

Annandale Avenue, Bognor Regis, West Sussex PO21



### Directions

For directions to this property please contact us.





**cubitt&west**  
Helping you move forwards

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



40204102/20240830/SC/SC