



Price
£280,000

Freehold

3x  1x  1x 

**Montgomery Drive,
Flansham, Bognor Regis,
West Sussex PO22**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Ideal first time buy or buy to let investment opportunity
- 'Worms Wood' can be found at the end of the road
- Local amenities are a short distance away
- Excellent bus links close by
- Set in a popular residential road

Accommodation

GROUND FLOOR

Entrance Lobby

Lounge: 15'7 x 12'4 at widest point (4.75m x 3.76m)

Kitchen: 12'4 x 9'4 (3.76m x 2.85m)

Conservatory: 10'4 x 9'6 (3.15m x 2.90m)

FIRST FLOOR

Landing

Bedroom 1: 10'4 at widest point x 10'2 at widest point (3.15m x 3.10m)

Bedroom 2: 9'4 x 6'2 (2.85m x 1.88m)

Bedroom 3: 6'5 x 5'9 (1.96m x 1.75m)

Bathroom

OUTSIDE

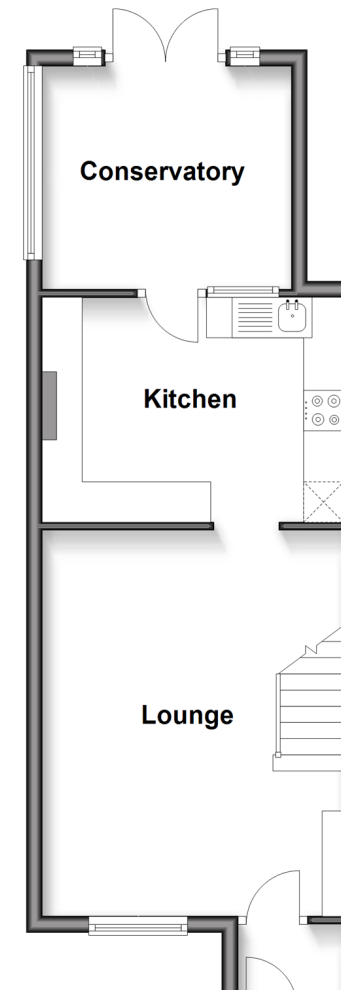
Front Garden

Rear Garden

Driveway

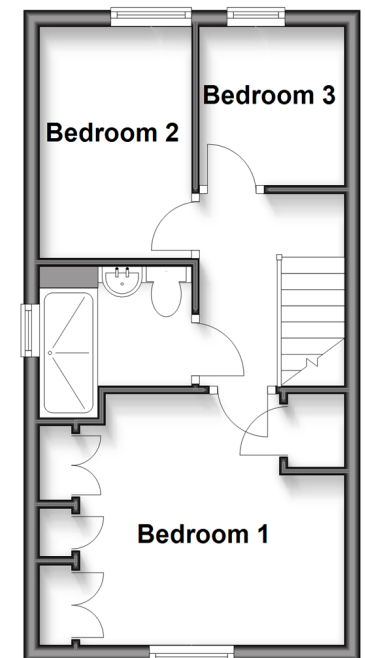
Ground Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Call Bognor - 01243 867632 ■ 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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