



OVER 60?

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

Price

£230,000

Freehold

2x  1x  1x 

**Victoria Road, Bognor
Regis, West Sussex
PO21**

cubitt&west
Helping you move forwards



Main features

- Potential for extension, subject to planning consent
- Private garden offers a peaceful outdoor space, ideal for relaxing or entertaining
- Walking distance to the beach
- Period features providing character and charm
- Desirable location

Accommodation

GROUND FLOOR

Hall

Lounge/Dining Room: 20'5 at widest point x 11'2 at widest point (6.23m x 3.41m)

Kitchen: 11'1 x 9'1 (3.38m x 2.77m)

Shower Room

Store Room

FIRST FLOOR

Landing

Bedroom 1: 11'1 x 10'7 up to fitted wardrobes (3.38m x 3.23m)

Bedroom 2: 9'5 x 9'2 up to fitted cupboard (2.87m x 2.80m)

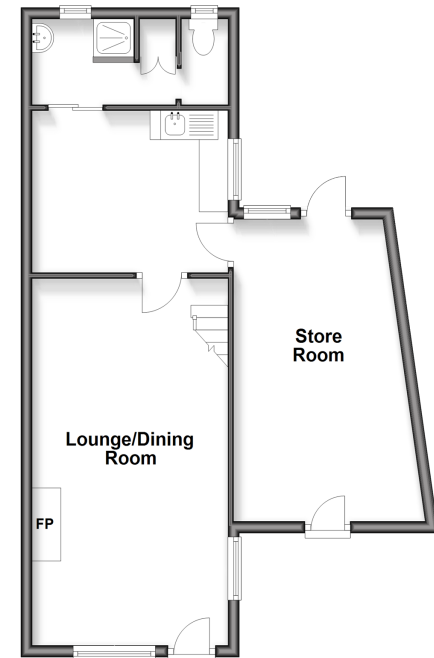
OUTSIDE

Front Garden

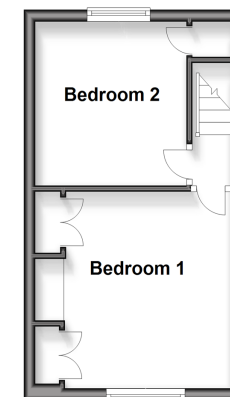
Off Road Parking

Private Rear Garden

Ground Floor
Approx. 52.5 sq. metres (564.9 sq. feet)



First Floor
Approx. 21.4 sq. metres (230.7 sq. feet)



Call Bognor - 01243 867632 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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