



**OVER 60?**

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

**Guide Price**  
**£200,000**

**Leasehold**

2x  1x  1x 

**Lucking Lane,  
Middleton-On-Sea,  
Bognor Regis, West  
Sussex PO22**

**cubitt&west**  
Helping you move forwards





## Main features

- No forward chain
- This ground floor flat is in a desirable village location
- Own private entrance
- Direct access out into private rear garden
- Ideal for first time buyers looking for their first home

## Accommodation

### GROUND FLOOR

#### Hall

Lounge: 11'9 into alcove x 9'10 (3.58m x 3.00m)

Kitchen: 10'6 x 8'7 (3.20m x 2.62m)

Bedroom 1: 10'8 at widest point x 10'8 at widest point (3.25m x 3.25m)

Bedroom 2: 11'9 x 8'9 (3.58m x 2.67m)

Bathroom

### OUTSIDE

Front Garden

Shared Driveway

Private Rear Garden

### OUTBUILDING

Garage

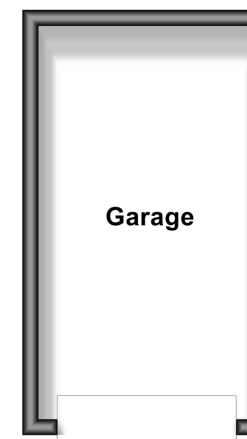
## Ground Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



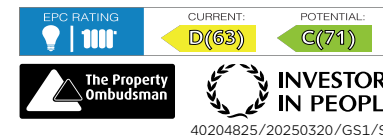
## Outbuilding

Approx. 13.3 sq. metres (143.6 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.



40204825/20250320/GS1/SC