



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£340,000

Freehold

3x 1x 2x

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

cubitt & west
Helping you move forwards



Main features

- **No forward chain**
- **Close to the mainline railway station**
- **A short walk to the beach**
- **Low maintenance sunny aspect rear garden**
- **Perfect family home with a practical layout**

Accommodation

GROUND FLOOR

Entrance Lobby
Hallway
Lounge: 14'7 into bay x 11'2 into recess (4.45m x 3.41m)
Dining Room: 13'9 x 11'1 into recess (4.19m x 3.38m)
Kitchen: 10'4 x 5'9 (3.15m x 1.75m)
Sun Room: 11'3 x 9'4 (3.43m x 2.85m)
Utility
Toilet

FIRST FLOOR

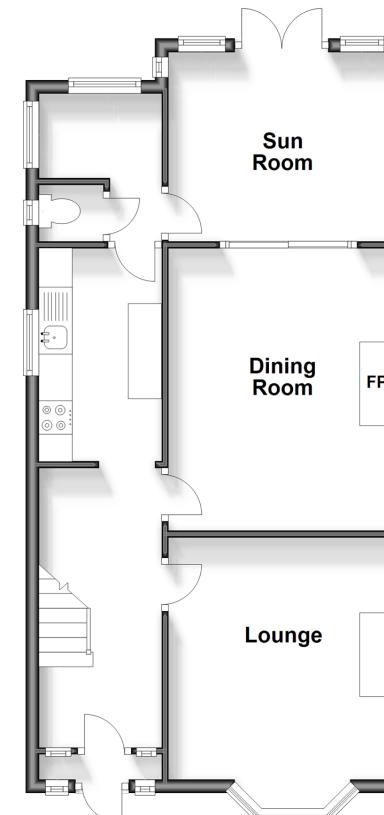
Landing
Bedroom 1: 14'7 into bay x 10'6 up to fitted wardrobes (4.45m x 3.20m)
Bedroom 2: 14'0 x 10'4 at widest point (4.27m x 3.15m)
Bedroom 3: 10'9 x 7'0 (3.28m x 2.14m)
Bathroom

OUTSIDE

Front Garden
Off Street Parking
Rear Garden

Ground Floor

Approx. 56.7 sq. metres (609.8 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 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



CURRENT:
C(70)

POTENTIAL:
B(84)



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