



**Price**  
**£700,000**

**Freehold**

4x  2x  1x 

**The Grove, Felpham,  
Bognor Regis, West  
Sussex PO22**

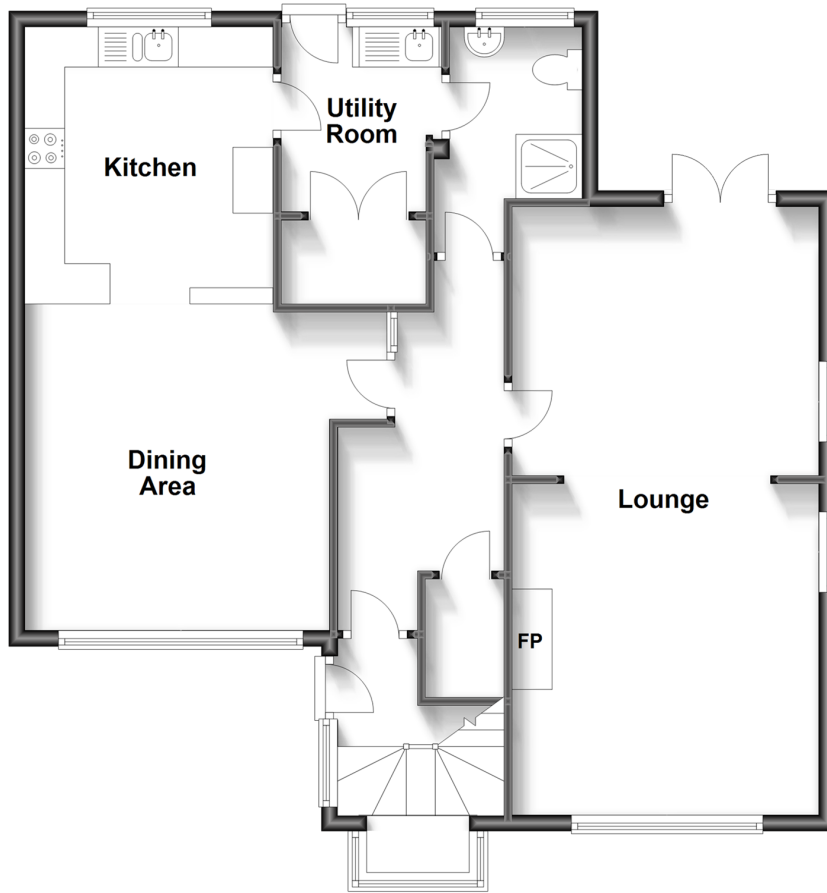
**OVER 60?**

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

**cubitt&west**  
Helping you move forwards

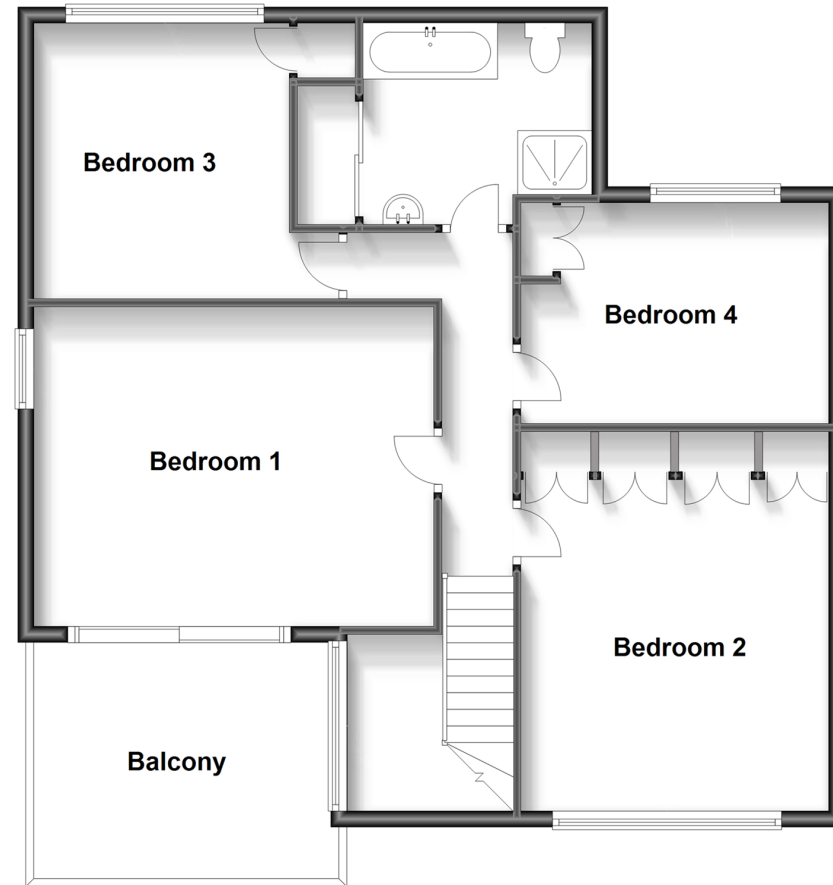
## Ground Floor

Approx. 82.2 sq. metres (884.9 sq. feet)



## First Floor

Approx. 81.2 sq. metres (873.9 sq. feet)



## Accommodation

### GROUND FLOOR

Hall

Lounge: 24'7 x 12'7 (7.50m x 3.84m)

Dining Area: 14'10 x 13'0 (4.52m x 3.97m)

Kitchen: 11'2 x 10'3 (3.41m x 3.13m)

Utility Room: 7'6 x 6'7 (2.29m x 2.01m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 16'5 x 12'10 (5.01m x 3.91m)

Balcony

Bedroom 2: 13'7 up to fitted wardrobes x 12'7 (4.14m x 3.84m)

Bedroom 3: 11'0 into door well x 10'5 at widest point (3.36m x 3.18m)

Bedroom 4: 12'6 at widest point x 8'7 (3.81m x 2.62m)

Bathroom With Shower And Bath

### OUTSIDE

Front Garden

Double Length Garage

Workshop

Extensive Off Street Parking

Rear Garden





## Main features

- Stunning substantial plot
- Sunny aspect private balcony accessed via bedroom 1
- Prestigious residential road
- Extensive off street parking for several vehicles
- A short walk to Felpham sea front and local village shops



### Nearest Schools

Primary Schools: Downview Primary 0.4 miles, Bishop Tufnell CofE Junior School, Felpham 0.6 miles, Edward Bryant Primary 1.0 miles. Secondary Schools: Felpham Community College 0.3 miles, The Regis 1.8 miles, St Philip Howard Catholic High School 2.9 miles.



### Transport Information

Train Stations: Bognor Regis 1.2 miles, Barnham 2.7 miles, Ford 4.0 miles



### Address

The Grove, Felpham, Bognor Regis, West Sussex PO22



### Directions

For directions to this property please contact us.





**cubitt&west**  
Helping you move forwards

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



40202165/20230905/SC/SC