



Price
£475,000

Freehold

4x  2x  2x 

**Queens Fields West,
Bognor Regis, West
Sussex, PO21**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Good sized sunny aspect rear garden
- Potential for further extension, subject to planning consents
- Opposite a beautiful open green
- Excellent transport links ideal for commuters
- Local shops a short distance

Accommodation

GROUND FLOOR

Porch
Hall
Lounge: 20'1 x 13'6 at widest point (6.13m x 4.12m)
Kitchen/Diner: 28'7 x 11'1 (8.72m x 3.38m)
Study: 11'0 x 4'8 (3.36m x 1.42m)
Inner Hallway: 8'10 x 8'8 (2.69m x 2.64m)
Utility Room
Cloakroom
Bedroom : 10'6 x 9'11 (3.20m x 3.02m)
En-Suite Shower Room

FIRST FLOOR

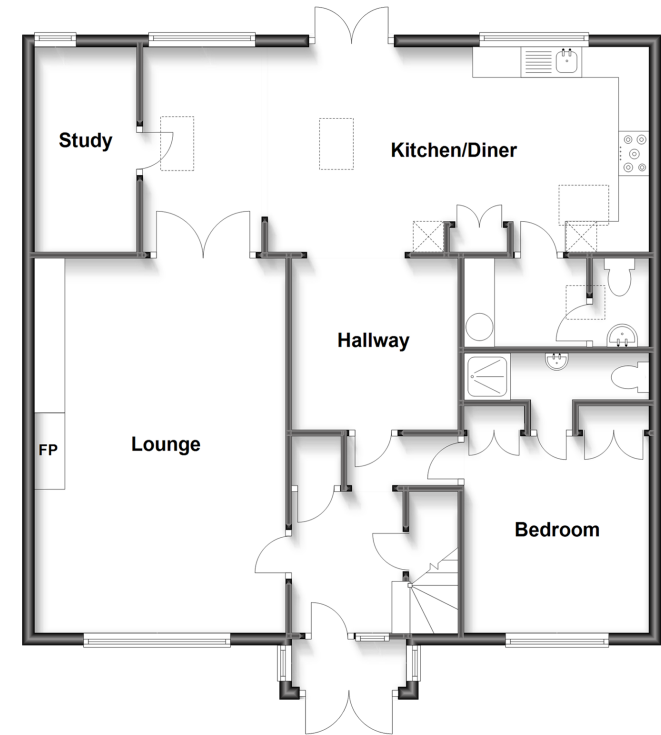
Landing
Bedroom 1: 13'4 x 10'11 (4.07m x 3.33m)
Bedroom 2: 11'4 up to fitted wardrobes x 8'10 (3.46m x 2.69m)
Bedroom 3: 7'8 x 6'4 at widest point (2.34m x 1.93m)
Bathroom

OUTSIDE

Front Garden
Off Street Parking
Rear Garden

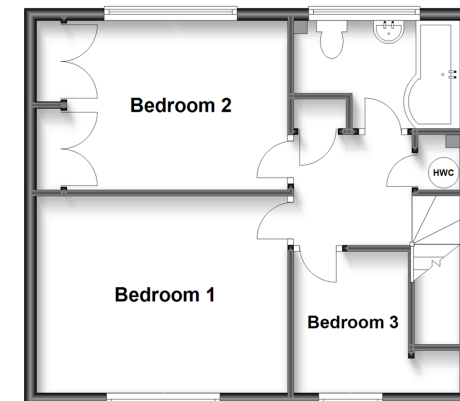
Ground Floor

Approx. 98.3 sq. metres (1058.4 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.5 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.



40203760/20231103/GS1/SC