



**Price**  
**£300,000**

**Freehold**

2x  1x  1x 

**Sunningdale Gardens,  
Bognor Regis, West  
Sussex, PO22**

**cubitt & west**  
Helping you move forwards



## Main features

- No onward chain
- Spacious and private sunny aspect rear garden
- Within close proximity to transport links and local schools
- Excellent local amenities
- Well appointed bedrooms

## Accommodation

### GROUND FLOOR

**Entrance Hall**

**Lean-To**

**Lounge:** 14'4 x 13'11 (4.37m x 4.24m)

**Kitchen:** 9'11 x 8'10 (3.02m x 2.69m)

**Bedroom 1:** 13'11 up to fitted wardrobes x 11'0 (4.24m x 3.36m)

**Bedroom 2:** 11'9 x 8'7 (3.58m x 2.62m)

**Bathroom**

### OUTSIDE

**Front Garden**

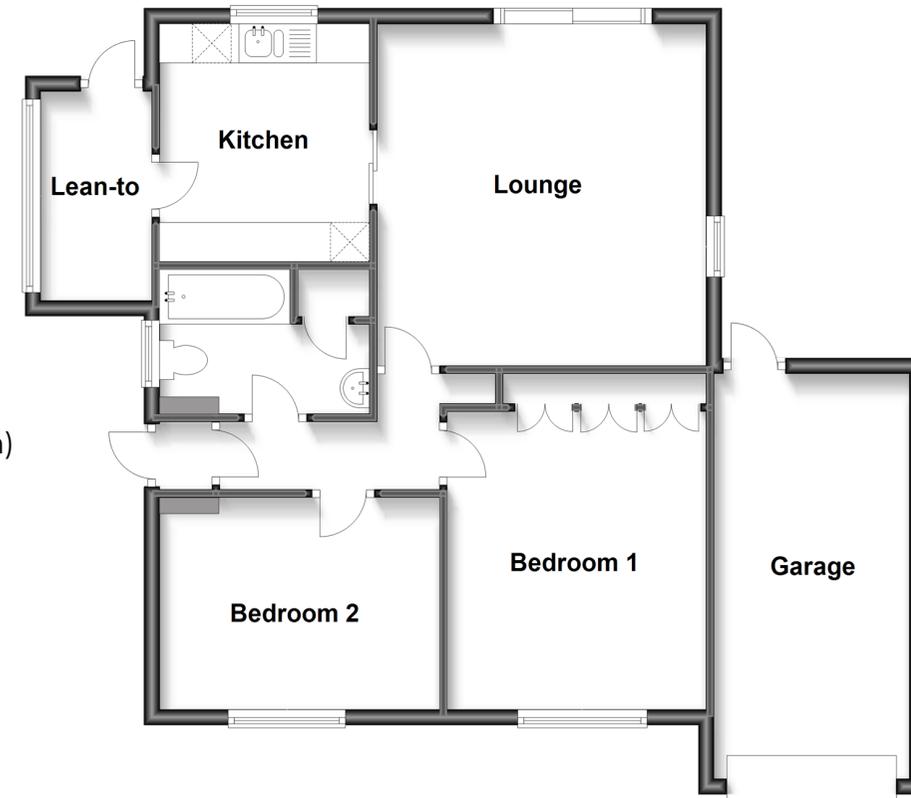
**Off Street Parking**

**Garage To The Side**

**Rear Garden**

### Ground Floor

Approx. 79.5 sq. metres (855.6 sq. feet)



**Call Bognor Regis - 01243 867632 ■ [cubittandwest.co.uk](http://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



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