

OVER 60?

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



Guide Price

£400,000

Freehold

3x  1x  1x 

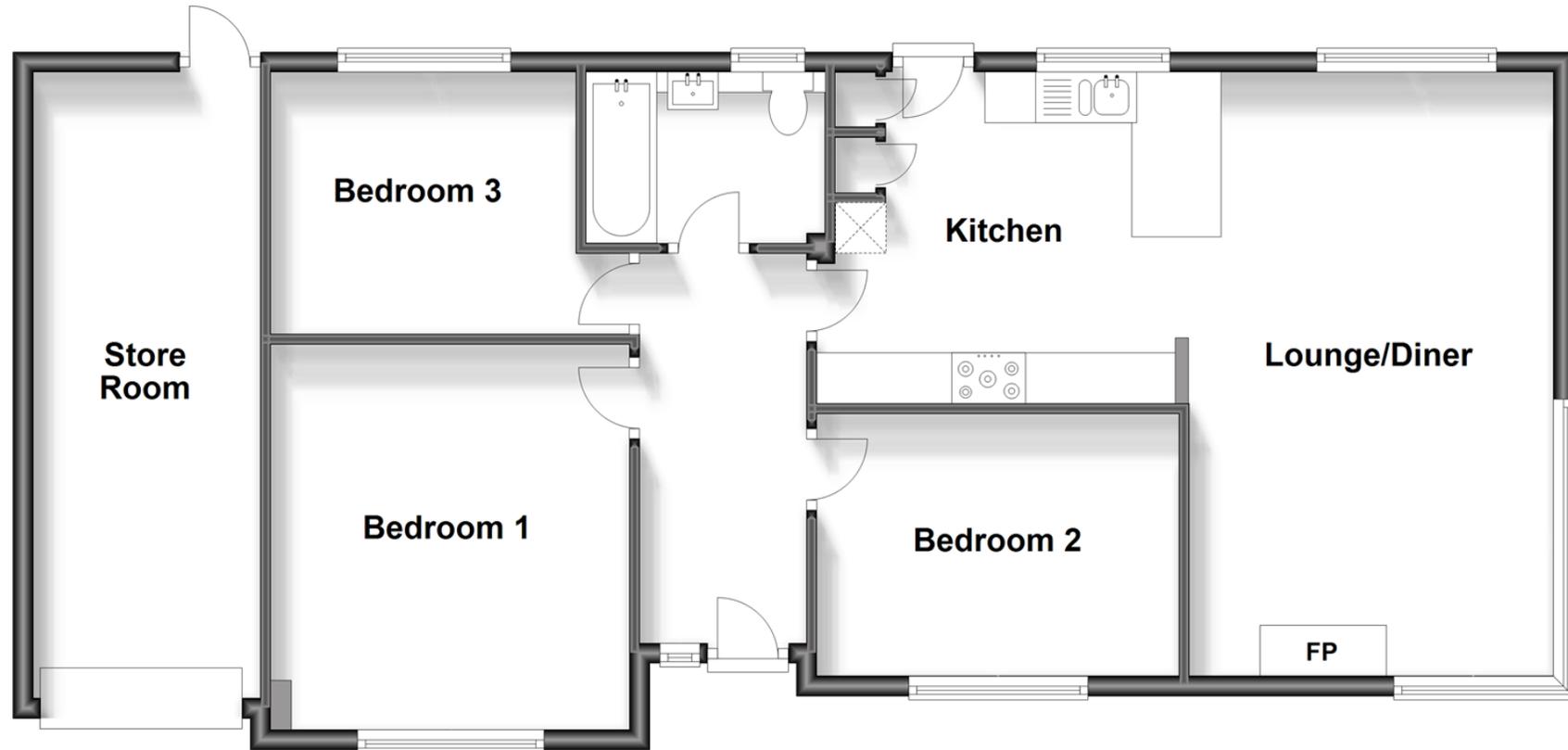
Van Dyck Place, Bognor Regis, West

Sussex PO22

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Ground Floor

Approx. 58.7 sq. metres (631.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Bedroom 1: 12'5 x 11'8 (3.79m x 3.56m)

Bedroom 2: 10'11 x 8'2 (3.33m x 2.49m)

Bedroom 3: 9'11 x 8'6 (3.02m x 2.59m)

Bathroom

Kitchen: 12'10 x 10'10 (3.91m x 3.30m)

Lounge/Diner: 19'5 at widest point x 11'10 (5.92m x 3.61m)

OUTSIDE

Front Garden

Driveway

Store Room

Rear Garden



Main features

- Forward chain in place
- Internally decorated in a modern style
- Stunning sunny aspect garden
- Extremely well appointed layout with good bedroom sizes
- Excellent local amenities and transport links nearby

Nearest Schools

Primary Schools: Southway Primary 0.3 miles, Laburnum Grove Junior School, Bognor Regis 0.3 miles, South Bersted CofE Primary 0.6 miles. Secondary Schools: The Regis 0.3 miles, Felpham Community College 1.5 miles, Ormiston Six Villages Academy 3.0 miles.

Transport Information

Train Stations: Bognor Regis 1.0 miles, Barnham 3.1 miles, Chichester 4.6 miles

Address

Van Dyck Place, Bognor Regis, West Sussex PO22

Directions

For directions to this property please contact us.



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

EPC RATING

CURRENT:	POTENTIAL:
D(66)	B(34)

40203914/20231121/GS1/SC