



**Price**  
**£275,000**

**Freehold**

2x  2x  1x 

**Orchard Place, Shripney  
Road, Bognor Regis,  
West Sussex, PO22**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- No onward chain
- Modern neutral decoration
- Potential buy to let investment
- Fantastic location for access to Chichester
- Excellent local amenities and bus routes

## Accommodation

### GROUND FLOOR

Hall

Cloakroom

Kitchen: 9'7 x 8'1 (2.92m x 2.47m)

Lounge/Diner: 18'5 x 15'2 at widest point (5.62m x 4.63m)

### FIRST FLOOR

Landing

Bedroom 1: 12'1 at widest point x 11'1 at widest point (3.69m x 3.38m)

En-Suite Shower Room

Bedroom 2: 12'6 up to fitted wardrobes x 9'0 (3.81m x 2.75m)

Bathroom

### OUTSIDE

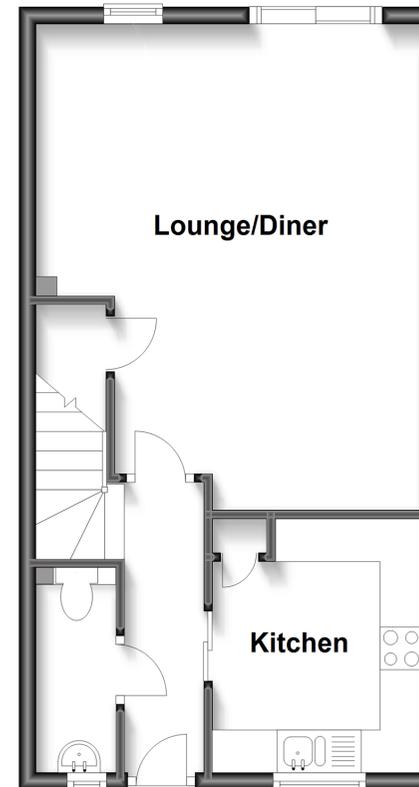
Front Garden

Allocated Parking

Rear Garden

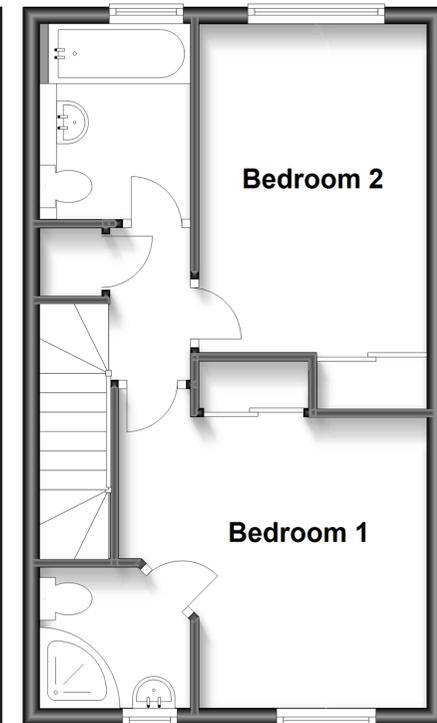
### Ground Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



### First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



**Call Bognor Regis - 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.



40203956/20230726/BH/SC