



Price

£399,995

Freehold

3x  2x  2x 

**Plot", New Barn Lane,
Rookery Park, North
Bersted, Bognor Regis,
PO21**

cubitt&west
Helping you move forwards



Main features

- Chain free and ready to move into
- Built by 5 star builder & 10-year NHBC warranty
- Electronic vehicle charging points to all homes
- Driveway for 2 cars
- Dual aspect living room and open plan kitchen/diner

Accommodation

GROUND FLOOR

Hall

Kitchen/Family/Dining: 18'6 x 14'8 (5.64m x 4.47m)

Living Room: 12'2 x 11'3 (3.71m x 3.43m)

Utility: 5'10 x 5'5 (1.78m x 1.65m)

Cloakroom: 6'3 x 3'2 (1.91m x 0.97m)

FIRST FLOOR

Landing

Bedroom 1: 12'11 maximum x 11'3 (3.94m x 3.43m)

En-Suite Shower Room

Bedroom 2: 13'5 maximum x 11'3 maximum (4.09m x 3.43m)

Bedroom 3: 9'0 x 9'0 (2.75m x 2.75m)

OUTSIDE

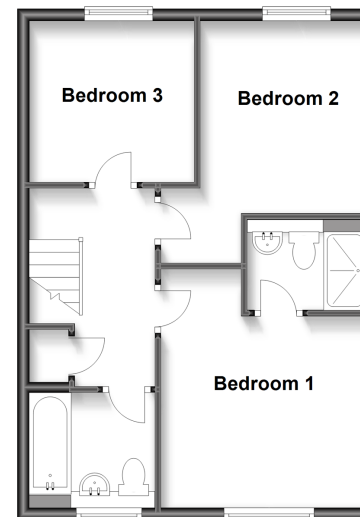
Parking For 2 Cars

Front Garden

Rear Garden

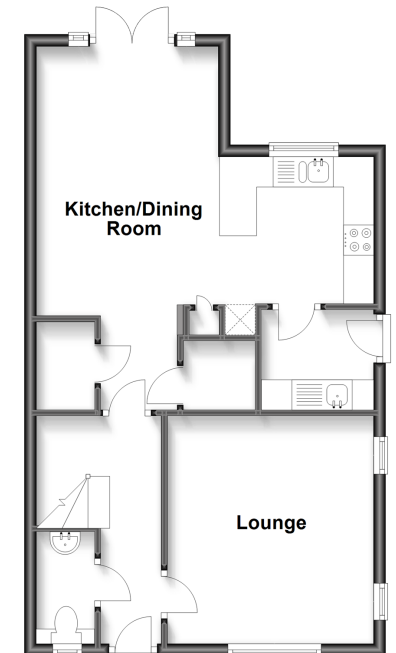
First Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Ground Floor

Approx. 50.7 sq. metres (545.2 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



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