



**Price**  
**£375,000**

**Freehold**

3x  1x  2x 

**Sea Road, Felpham,  
Bognor Regis, West  
Sussex, PO22**

**OVER 60?**

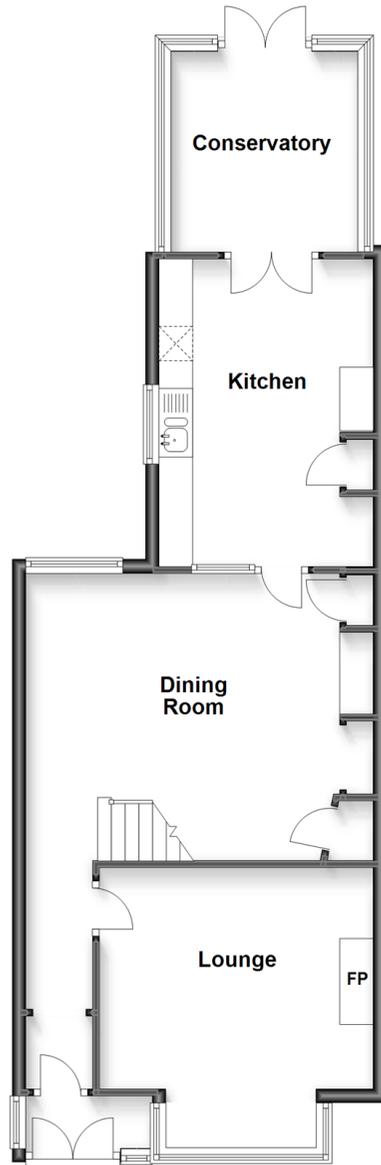
Secure this property  
for up to **59% less!**

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## Accommodation

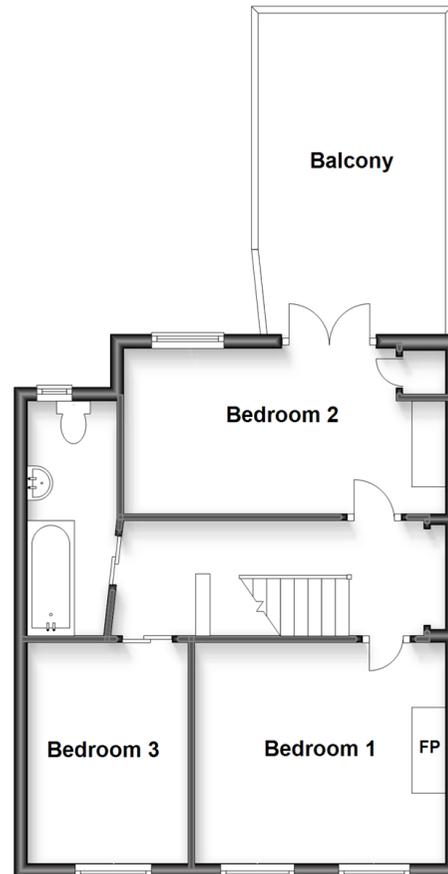
### Ground Floor

Approx. 64.4 sq. metres (692.7 sq. feet)



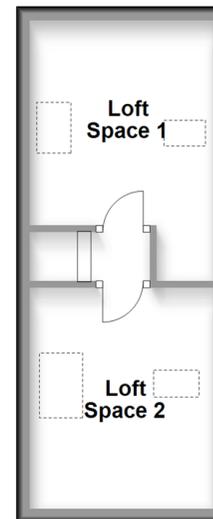
### First Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



### Loft (ladder access only)

Approx. 19.4 sq. metres (208.6 sq. feet)



### GROUND FLOOR

Porch

Hallway

Lounge: 13'8 into bay x 13'1 (4.17m x 3.99m)

Dining Room: 15'9 at widest point x 13'5 at widest point (4.80m x 4.09m)

Kitchen: 15'2 x 10'4 (4.63m x 3.15m)

Conservatory: 9'5 x 9'3 (2.87m x 2.82m)

### FIRST FLOOR

Landing

Bedroom 1: 14'7 into alcove x 7'7 (4.45m x 2.31m)

Bedroom 2: 12'2 up to fitted cupboard x 10'6 (3.71m x 3.20m)

Balcony

Bedroom 3: 10'5 x 7'8 (3.18m x 2.34m)

Bathroom

### SECOND FLOOR

Landing

Loft Space 1

Loft Space 2

### OUTSIDE

Front Garden

Rear Garden

Side Access Storage



## Main features

- No forward chain
- Balcony with stunning sea views
- Sunny and private rear garden
- A few steps walk to the beautiful Felpham seafront
- Close proximity to local village shops and restaurants

## Nearest Schools

Primary Schools: St Mary's Catholic Primary 0.6 miles, Edward Bryant Primary 0.7 miles, Downview Primary 0.9 miles. Secondary Schools: Felpham Community College 0.5 miles, The Regis 1.6 miles, St Philip Howard Catholic High School 3.4 miles. Further Education: Felpham

## Transport Information

Train Stations: Bognor Regis 0.8 miles, Barnham 3.3 miles, Ford 4.6 miles

## Address

Sea Road, Felpham, 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: D(58) POTENTIAL: C(74)

40204056/20231103/GS1/SC