



Price
£350,000

Freehold

2x  1x  1x 

**Downing Close, Bognor
Regis, West Sussex
PO21**

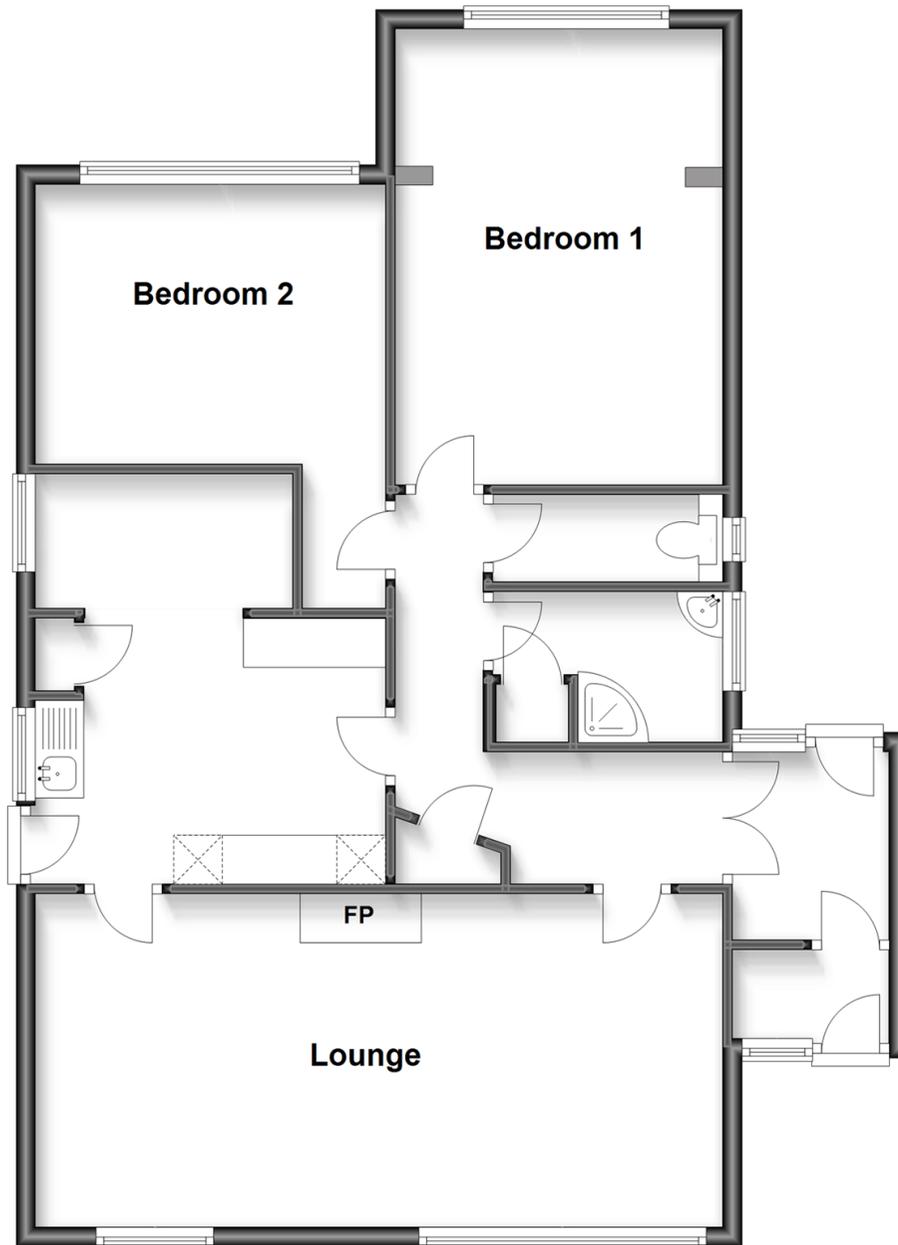
OVER 60?

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

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Ground Floor

Approx. 86.1 sq. metres (926.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Hall

Lounge: 23'3 x 11'2 at widest point (7.09m x 3.41m)

Kitchen: 14'8 x 12'0 (4.47m x 3.66m)

Bedroom 1: 17'9 x 12'9 (5.41m x 3.89m)

Bedroom 2: 11'0 into door well x 10'0 (3.36m x 3.05m)

Shower

Toilet

OUTSIDE

Front Garden

Off Street Parking

Garage

Rear Garden



Main features

- No forward chain
- Quiet popular cul-de-sac position
- Excellent views from the garden across farmland and the South Downs
- Excellent local transport links via bus and mainline railway
- Shops conveniently close by

Nearest Schools

Primary Schools: Southway Primary 0.4 miles, Nyewood CofE Junior School 0.4 miles, Rose Green Junior School 1.0 miles. Secondary Schools: The Regis 0.5 miles, Felpham Community College 2.0 miles, Arabesque School of Performing Arts 3.4 miles.

Transport Information

Train Stations: Bognor Regis 1.2 miles, Barnham 3.9 miles, Chichester 4.3 miles

Address

Downing Close, Bognor Regis, West Sussex PO21

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(55)	B(32)

40204078/20240306/GS1/SC