



**Price**  
**£325,000**

**Freehold**

4x  2x  1x 

**St. Peter's Close, West  
Meads, Bognor Regis,  
West Sussex PO21**

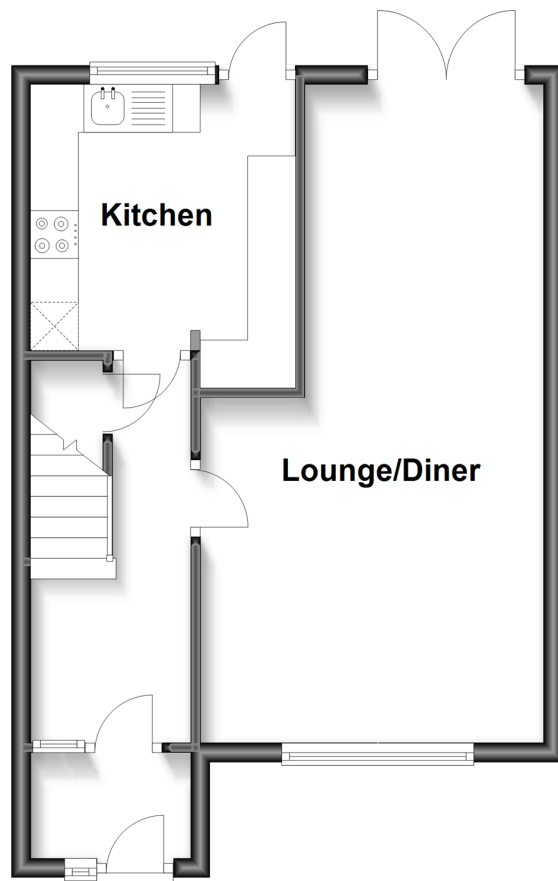
**OVER 60?**

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

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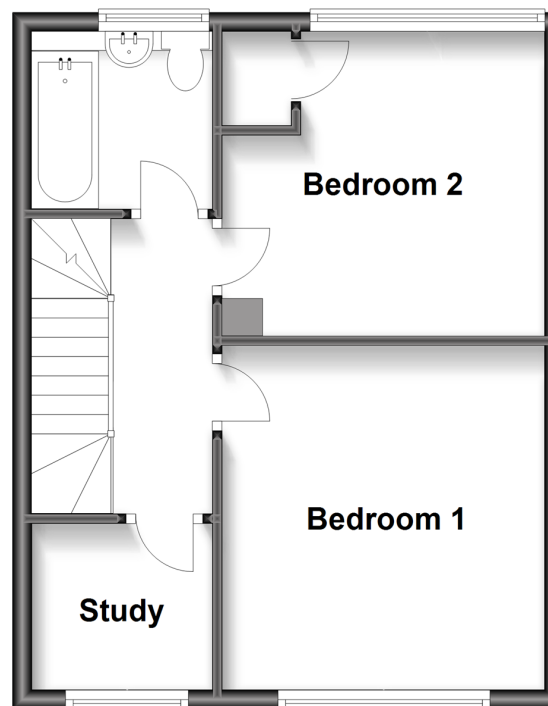
## Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



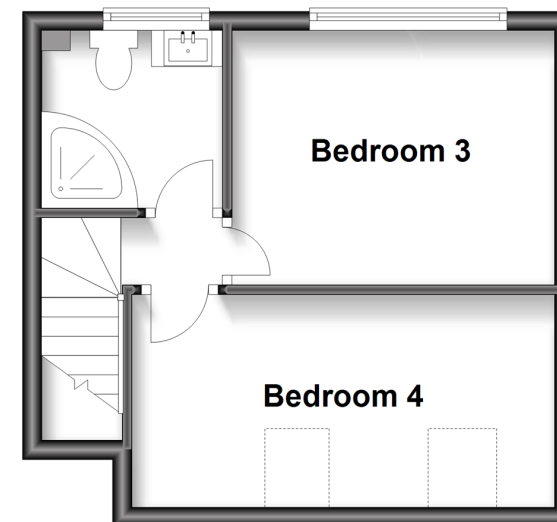
## First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



## Second Floor

Approx. 26.0 sq. metres (279.6 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Lounge/Diner: 22'8 at widest point x 11'9 at widest point (6.91m x 3.58m)  
Kitchen: 9'1 x 9'0 (2.77m x 2.75m)

### FIRST FLOOR

Landing  
Bedroom 1: 12'0 x 11'3 (3.66m x 3.43m)  
Bedroom 2: 11'3 x 10'6 (3.43m x 3.20m)  
Study: 6'2 x 5'8 (1.88m x 1.73m)

### SECOND FLOOR

Landing  
Bedroom 3: 14'4 x 7'8 (4.37m x 2.34m)  
Shower Room

### OUTSIDE

Front Garden  
Rear Garden  
Garage En Bloc





## Main features

- Offers in Excess of £325,000
- Set back from the road in a quiet cul-de-sac in a popular area
- Extremely well appointed bedrooms
- Close to beautiful West Meads green and local shops
- Excellent transport links ideal for commuters



### Nearest Schools

Primary Schools: Nyewood CofE Junior School 0.9 miles, Southway Primary 1.2 miles, Rose Green Junior School 1.3 miles. Secondary Schools: The Regis 1.2 miles, Felpham Community College 3.3 miles.



### Transport Information

Train Stations: Bognor Regis 2.2 miles, Chichester 5.9 miles, Barnham 6.7 miles



### Address

St. Peter's Close, West Meads, Bognor Regis, West Sussex PO21



### Directions

For directions to this property please contact us.





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■ 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.



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