



**Price**  
**£400,000**

**Freehold**

3x  1x  2x 

**Chichester Road,  
Bognor Regis, West  
Sussex, PO21**

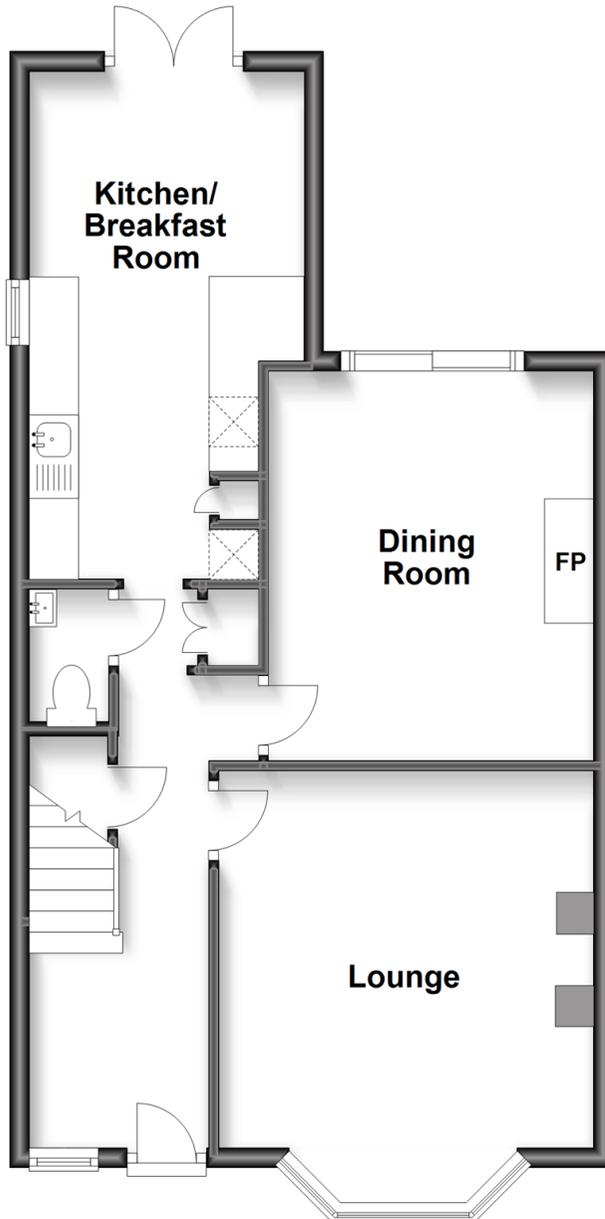
**OVER 60?**

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

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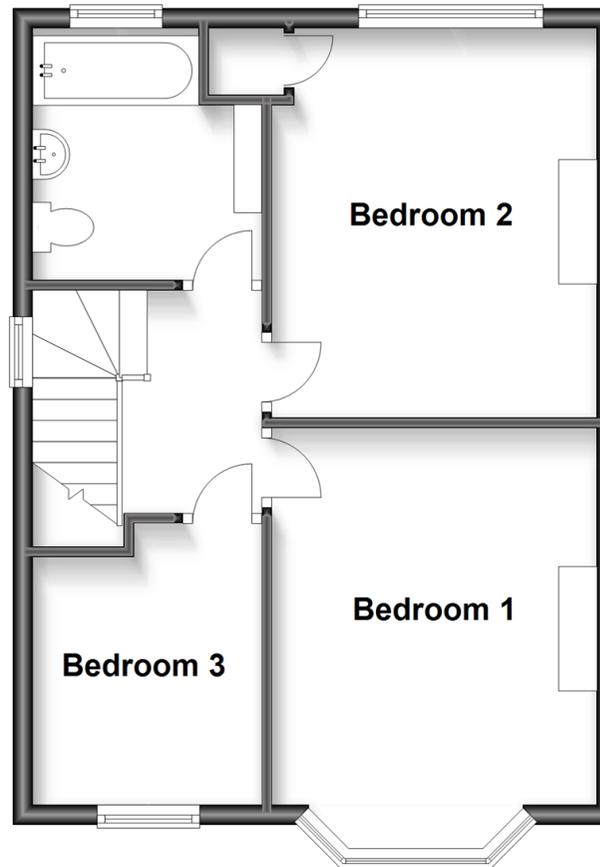
## Ground Floor

Approx. 53.4 sq. metres (574.7 sq. feet)



## First Floor

Approx. 45.0 sq. metres (483.9 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 13'10 into bay x 12'4 into recess  
(4.22m x 3.76m)

Dining Room: 12'10 into recess x 10'9  
(3.91m x 3.28m)

Kitchen/Breakfast Room: 16'11 x 9'1 at  
widest point (5.16m x 2.77m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'4 into bay x 10'11 into  
recess (4.37m x 3.33m)

Bedroom 2: 12'11 x 10'11 (3.94m x 3.33m)

Bedroom 3: 9'3 into door well x 7'3 (2.82m  
x 2.21m)

Bathroom

### OUTSIDE

Front Garden

Driveway

Rear Garden



## Main features

- Stunning sunny aspect garden backing onto green space
- Character features
- Extremely well appointed and proportioned rooms
- Beautifully maintained and improved by the current vendors
- Close proximity to transport links, deal for commuters

### Nearest Schools

Primary Schools: South Bersted CofE Primary 0.3 miles, Laburnum Grove Junior School, Bognor Regis 0.6 miles, Southway Primary 0.6 miles. Secondary Schools: The Regis 0.5 miles, Felpham Community College 1.6 miles, Ormiston Six Villages Academy 4.3 miles.

### Transport Information

Train Stations: Bognor Regis 1.0 miles, Barnham 5.6 miles, Chichester 6.3 miles

### Address

Chichester Road, Bognor Regis, West Sussex, PO21

### Directions

For directions to this property please contact us.



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Call Bognor Regis 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(75)

40204129/20230522/SC/SC