



Price
£400,000

Freehold

3x  1x  1x 

**Westmorland Drive,
Bognor Regis, West
Sussex, PO22**

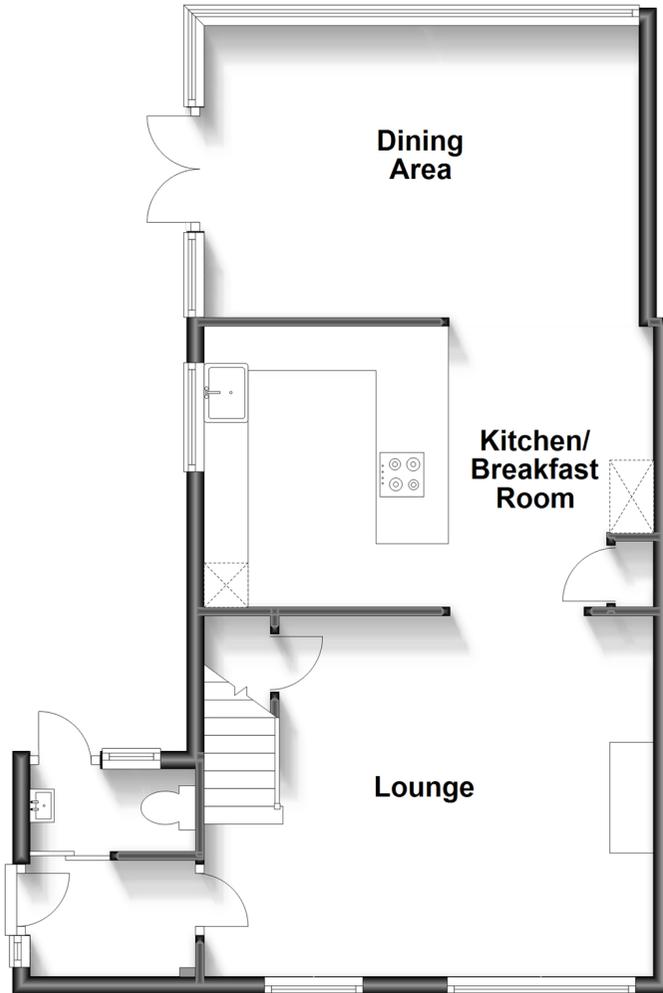
OVER 60?

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

cubitt & west
Helping you move forwards

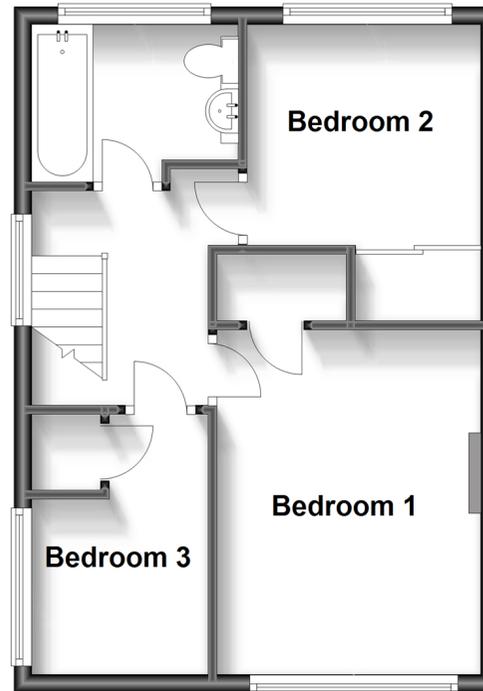
Ground Floor

Approx. 59.0 sq. metres (635.3 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



Accommodation

GROUND FLOOR

Porch

Cloakroom

Lounge: 13'8 at widest point x 13'7 at widest point (4.17m x 4.14m)

Kitchen/Breakfast Room: 17'0 at widest point x 10'8 at widest point (5.19m x 3.25m)

Dining Area: 13'0 x 10'0 (3.97m x 3.05m)

FIRST FLOOR

Landing

Bedroom 1: 14'3 up to fitted wardrobes x 10'0 (4.35m x 3.05m)

Bedroom 2: 9'0 at widest point x 8'3 at widest point (2.75m x 2.52m)

Bedroom 3: 10'9 at widest point x 6'7 at widest point (3.28m x 2.01m)

Bathroom

OUTSIDE

Front Garden

Off Street Parking

Garage

Rear Garden



Main features

- Substantial corner plot
- Excellent presentation, neutrally decorated
- Highly sought after location in village setting
- Beautifully extended by the current owners with gorgeous slate style roofs.
- Within close proximity to local schools and transport links

Nearest Schools

Primary Schools: Bishop Tufnell CofE Junior School, Felpham 0.4 miles, Downview Primary 0.4 miles, Edward Bryant Primary 1.3 miles. Secondary Schools: Felpham Community College 0.5 miles, The Regis 2.0 miles, St Philip Howard Catholic High School 2.5 miles.

Transport Information

Train Stations: Bognor Regis 1.5 miles, Barnham 2.4 miles, Ford 3.7 miles

Address

Westmorland Drive, Bognor Regis, West Sussex, PO22

Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Bognor Branch 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
- 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(67)	B(85)

40204151/20231103/GS1/SC