



Price
£350,000

Freehold

4x  1x  2x 

**Binsted Avenue,
Felpham, Bognor Regis,
West Sussex, PO22**

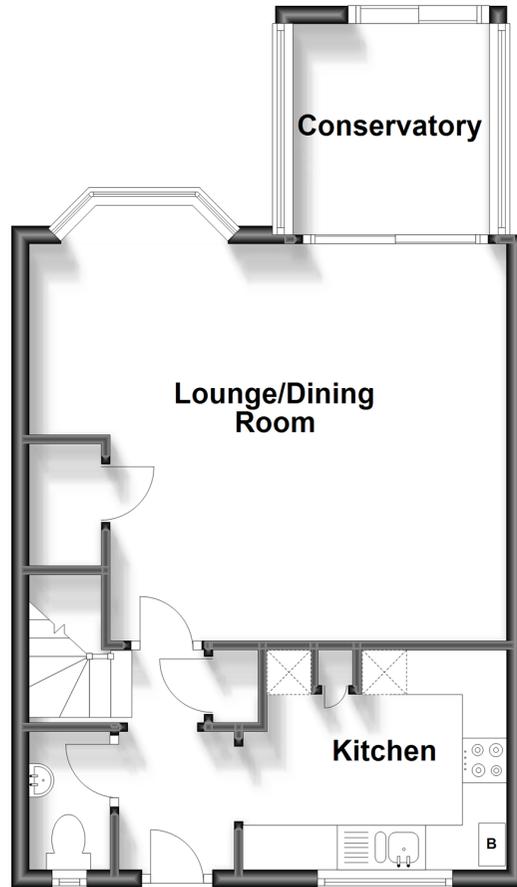
OVER 60?

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

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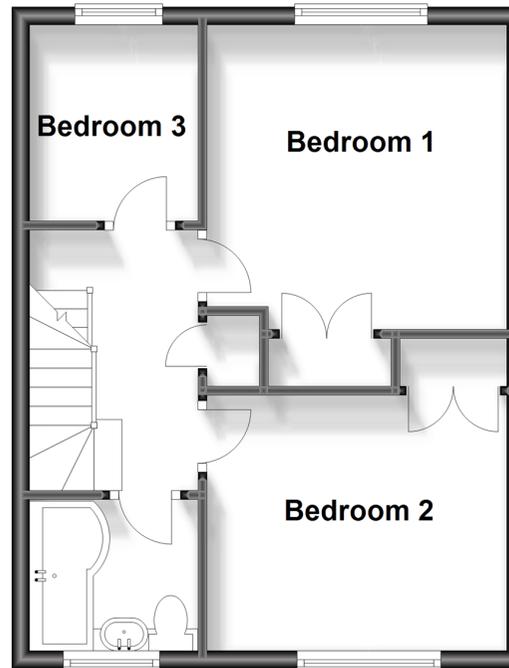
Ground Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



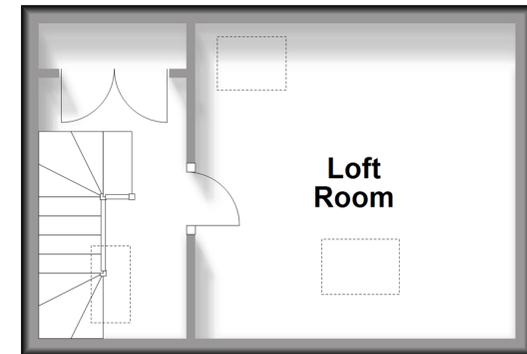
First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



Second Floor

Approx. 19.1 sq. metres (205.8 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Cloakroom

Kitchen: 9'11 x 9'1 (3.02m x 2.77m)

Lounge/Dining Room: 18'2 x 15'5
(5.54m x 4.70m)

Conservatory

FIRST FLOOR

Landing

Bedroom 1: 11'5 x 10'4 (3.48m x 3.15m)

Bedroom 2: 11'7 x 11'4 up to fitted
wardrobes (3.53m x 3.46m)

Bedroom 3: 7'4 x 6'6 (2.24m x 1.98m)

SECOND FLOOR

Landing

Loft Room: 11'10 x 11'5 (3.61m x 3.48m)

OUTSIDE

Front Garden

Garage

Rear Garden



Main features

- Highly sought after peaceful location
- Sunny aspect rear garden
- Recently fitted kitchen
- Close proximity to well regarded local primary and secondary schools
- Short walk to Felpham village and stunning seafront

Nearest Schools

Primary Schools: Downview Primary 0.5 miles, Bishop Tufnell CofE Junior School, Felpham 1.0 miles, Edward Bryant Primary 2.0 miles. Secondary Schools: Felpham Community College 0.9 miles, The Regis 2.7 miles, Arabesque School of Performing Arts 5.2 miles

Transport Information

Train Stations: Bognor Regis 2.0 miles, Barnham 5.2 miles, Ford 5.6 miles

Address

Binsted Avenue, Felpham, Bognor Regis, West Sussex, PO22

Directions

For directions to this property please contact us.



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Call Bognor Regis 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: C(74) POTENTIAL: B(88)

40204178/20230623/GS1/SC