

**OVER 60?**

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



**Price**

**£325,000**

**Freehold**

3x  1x  1x 

Pembroke Way, Bognor Regis, West

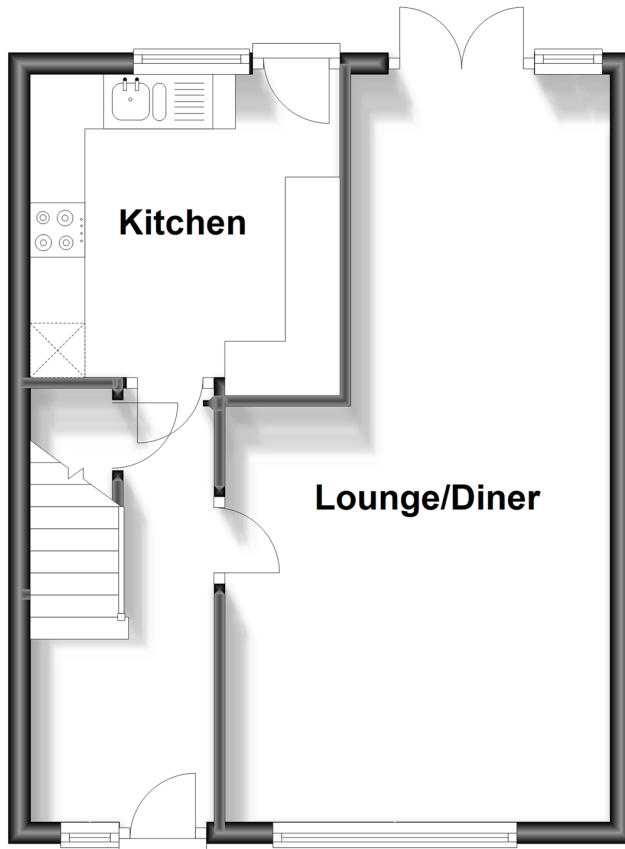
Sussex PO21

**cubitt & west**  
Helping you move forwards



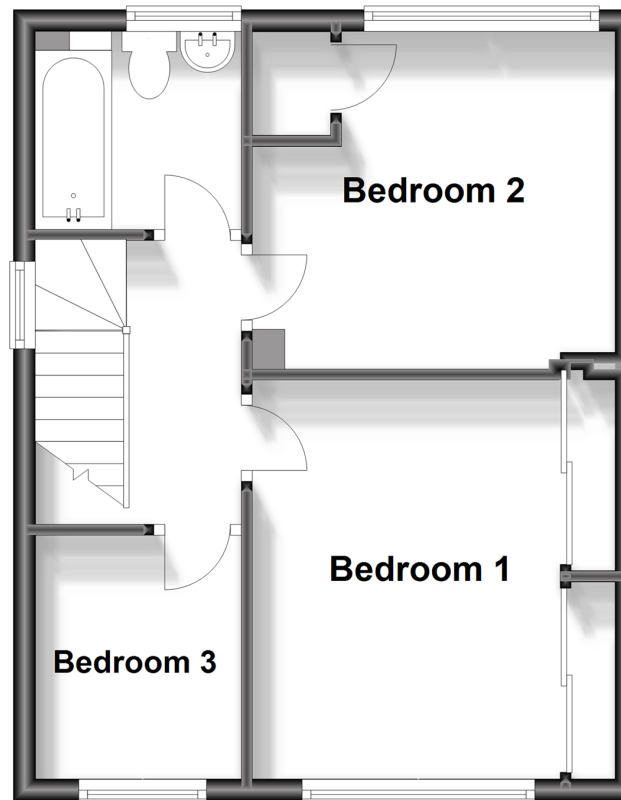
## Ground Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 22'6 x 11'9 (6.86m x 3.58m)

Kitchen: 9'3 x 9'1 (2.82m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 1: 11'11 up to fitted wardrobes x 11'2 (3.63m x 3.41m)

Bedroom 2: 11'3 at widest point x 10'2 (3.43m x 3.10m)

Bedroom 3: 7'2 x 6'2 (2.19m x 1.88m)

Bathroom

### OUTSIDE

Front Garden

Off Street Parking

Rear Garden

Garage En-Bloc



## Main features

- Large than average plot
- Perfect for first time buyers
- Highly sought after location in West Meads
- Excellent transport links ideal for commuters
- Neutral internal decoration



### Nearest Schools

Primary Schools: Nyewood CofE Junior School 0.5 miles, Southway Primary 0.6 miles, Rose Green Junior School 0.8 miles. Secondary Schools: The Regis 0.7 miles, Felpham Community College 2.2 miles, Arabesque School of Performing Arts 3.5 miles.



### Transport Information

Train Stations: Bognor Regis 1.3 miles, Barnham 4.1 miles, Chichester 4.4 miles



### Address

Pembroke Way, Bognor Regis, West Sussex PO21



### Directions

For directions to this property please contact us.





**cubitt&west**  
Helping you move forwards

Call Bognor Regis Branch 01243 867632 ■ [cubittandwest.co.uk](https://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.



40204184/20230725/IH/SC