

**OVER 60?**

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



**Price**

**£285,000**

**Freehold**

3x  1x  2x 

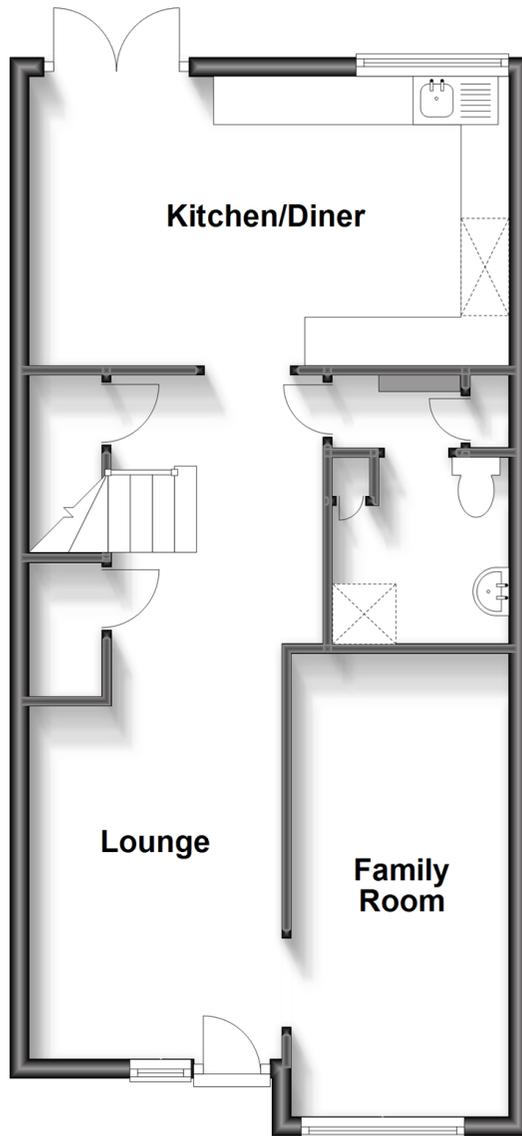
**Bramber Close, Bognor Regis, West Sussex**

**PO21**

**cubitt & west**  
Helping you move forwards

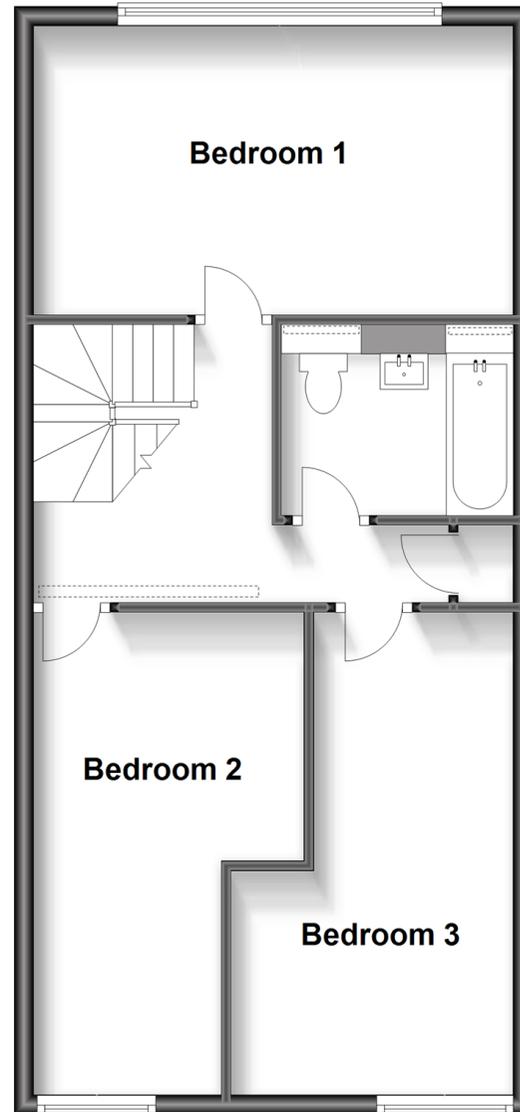
## Ground Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



## First Floor

Approx. 55.4 sq. metres (596.8 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 16'6 at widest point x 8'4 (5.03m x 2.54m)

Family Room: 15'2 x 6'1 (4.63m x 1.86m)

Kitchen/Diner: 15'9 x 9'1 (4.80m x 2.77m)

Utility/Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 15'9 x 10'0 (4.80m x 3.05m)

Bedroom 2: 16'0 at widest point x 9'0 at widest point (4.88m x 2.75m)

Bedroom 3: 16'0 at widest point x 9'0 at widest point (4.88m x 2.75m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Set in a delightful cul-de-sac location backing onto green space
- Beautifully landscaped sunny aspect rear garden
- Internally finished to a high standard
- Modern decoration
- Within close proximity to local schools, bus routes and mainline railway links



### Nearest Schools

Primary Schools: Nyewood CofE Junior School 0.0 miles, Southway Primary 0.3 miles, Laburnum Grove Junior School, Bognor Regis 0.8 miles. Secondary Schools: The Regis 0.3 miles, Felpham Community College 1.7 miles.



### Transport Information

Train Stations: Bognor Regis 0.8 miles, Barnham 3.8 miles, Chichester 4.8 miles



### Address

Bramber Close, Bognor Regis, West Sussex PO21



### Directions

For directions to this property please contact us.



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



40204208/20231103/GS1/SC