



**Price**  
**£495,000**

**Freehold**

4x  2x  2x 

**The Boulevard, Bognor  
Regis, West Sussex  
PO21**

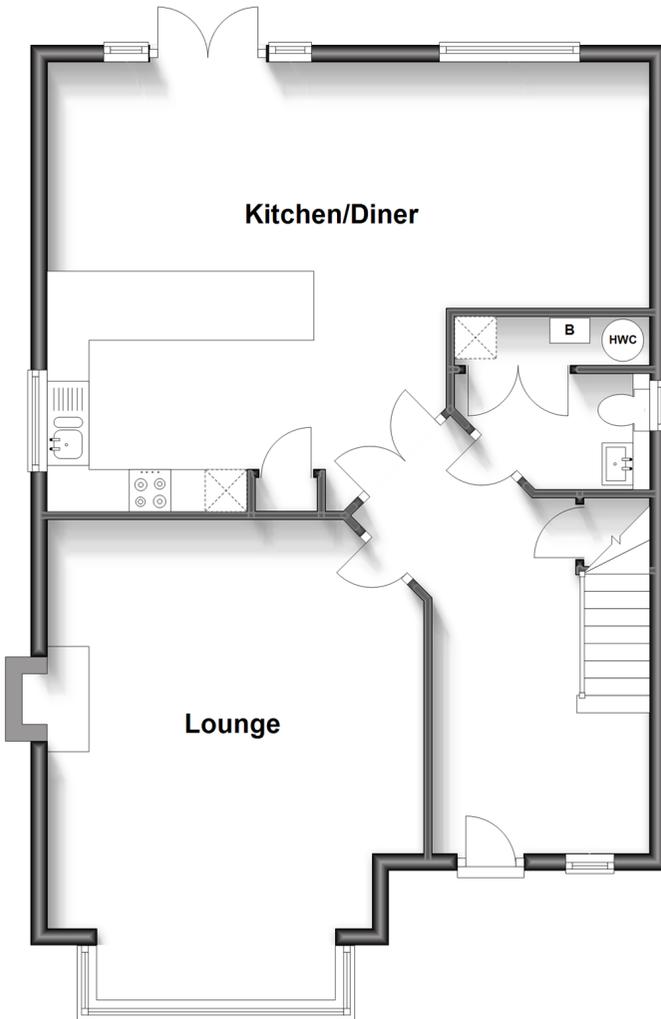
**OVER 60?**

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

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## Ground Floor

Approx. 72.6 sq. metres (781.6 sq. feet)



## First Floor

Approx. 71.5 sq. metres (769.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom/Utility

Lounge: 19'8 into bay x 15'0 at widest point (6.00m x 4.58m)

Kitchen/Diner: 24'0 at widest point x 17'7 at widest point (7.32m x 5.36m)

### FIRST FLOOR

Landing

Bedroom 1: 17'0 into door well x 13'4 (5.19m x 4.07m)

En-Suite Bathroom

Family Bathroom

Bedroom 2: 13'4 into door well x 10'0 (4.07m x 3.05m)

Bedroom 3: 10'0 into door well x 9'6 (3.05m x 2.90m)

Bedroom 4: 10'0 at widest point x 8'0 at widest point (3.05m x 2.44m)

### OUTSIDE

Front Garden

Off Street Parking

Garage

Rear Garden



## Main features

- Ex show home which has been subject to upgrade
- Private allocated parking
- Direct access from the garden into the garage
- Stunning decoration and beautifully maintained by the current owners
- Fantastic transport links ideal for commuters

## Nearest Schools

Primary Schools: Bartons Primary School 0.2 miles, Southway Primary 0.8 miles, Laburnum Grove Junior School, Bognor Regis 1.0 miles, South Bersted CofE Primary 1.2 miles. Secondary Schools: The Regis 0.8 miles, Felpham Community College 2.6 miles.

## Transport Information

Train Stations: Bognor Regis 1.9 miles, Chichester 5.4 miles, Barnham 5.8 miles

## Address

The Boulevard, 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.



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