



**OVER 60?**

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

**Price**

**£325,000**

**Freehold**

3x  2x  2x 

**Wish Field Drive,  
Felpham, Bognor Regis,  
West Sussex PO22**

**cubitt & west**  
Helping you move forwards



## Main features

- No forward chain
- Detached house set on a corner plot
- Sunny aspect private and peaceful rear garden
- Neutral internal decoration
- Dual aspect lounge and triple aspect kitchen/diner

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 15'10 x 9'11 (4.83m x 3.02m)

Kitchen/Diner: 16'5 at widest point x 15'9 at widest point (5.01m x 4.80m)

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 11'0 (3.97m x 3.36m)

En-Suite Shower

Bedroom 2: 11'0 x 9'10 (3.36m x 3.00m)

Bedroom 3: 6'11 x 6'4 (2.11m x 1.93m)

Bathroom

### OUTSIDE

Front Garden

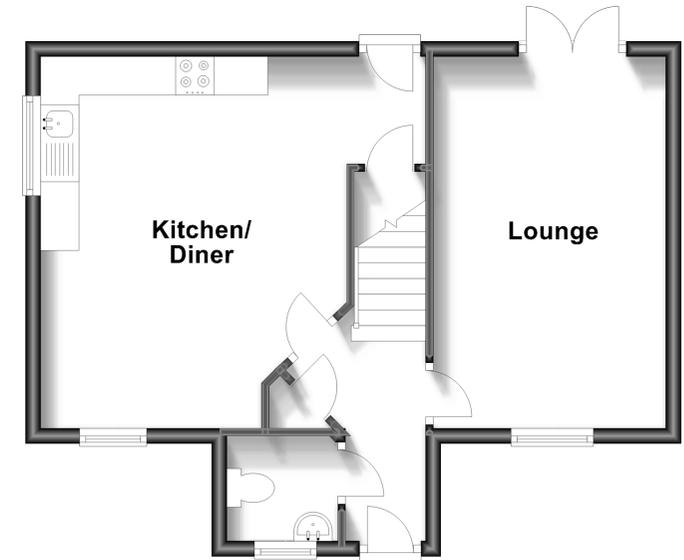
Off Street Parking x 2

Car Port

Rear Garden

## Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



## First Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



**Call Bognor - 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.



40204235/20230724/IH/SC