



**Guide Price**  
**£375,000**

**Freehold**

2x  2x  3x 

**Nuffield Close, Bognor  
Regis, West Sussex  
PO21**

**cubitt & west**  
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## Ground Floor

Approx. 119.2 sq. metres (1283.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 15'8 x 12'8 (4.78m x 3.86m)

Family Room: 15'7 x 11'4 (4.75m x 3.46m)

Dining Room: 12'5 x 8'11 (3.79m x 2.72m)

Kitchen: 10'9 x 9'5 (3.28m x 2.87m)

Bedroom 1: 11'9 x 11'2 (3.58m x 3.41m)

Bedroom 2: 21'0 x 11'2 (6.41m x 3.41m)

### OUTSIDE

Front Garden

Garage

Off Street Parking

Rear Garden

Workshop



## Main features

- No forward chain
- Set in a delightful cul-de-sac location
- Popular West Meads area with shopping parade and green space nearby
- Large open garden space with heaps of potential
- Greatly extended to create superb flexible living space

## Nearest Schools

Primary Schools: Nyewood CofE Junior School 0.4 miles, Southway Primary 0.6 miles, Rose Green Junior School 0.8 miles. Secondary Schools: The Regis 0.7 miles, Felpham Community College 2.1 miles, Arabesque School of Performing Arts 3.6 miles.

## Transport Information

Train Stations: Bognor Regis 1.2 miles, Barnham 4.1 miles, Chichester 4.5 miles

## Address

Nuffield 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



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