



**Guide Price**  
**£250,000**

**Freehold**

2x  1x  1x 

**Ravens Way, Bognor  
Regis, West Sussex  
PO22**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Set in a cul-de-sac in Bersted
- Greensward to the front giving a pleasant outlook
- Neutrally decorated internally
- The vendor advises there has been a recently fitted boiler
- Located close to transport links which is ideal for commuters

## Accommodation

### GROUND FLOOR

Entrance Lobby

Lounge/Diner: 16'3 x 11'11 at widest point (4.96m x 3.63m)

Kitchen: 11'11 x 8'3 (3.63m x 2.52m)

### FIRST FLOOR

Landing

Bedroom 1: 12'1 at widest point x 10'5 at widest point (3.69m x 3.18m)

Bedroom 2: 12'1 x 8'3 (3.69m x 2.52m)

Bathroom

### OUTSIDE

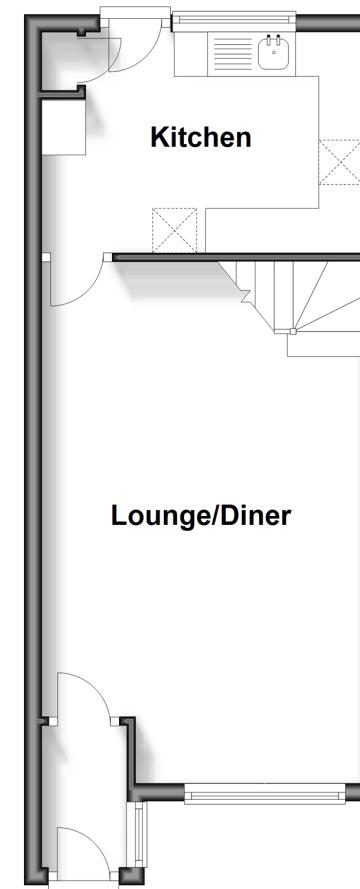
Front Garden

Rear Garden

Garage En-Bloc

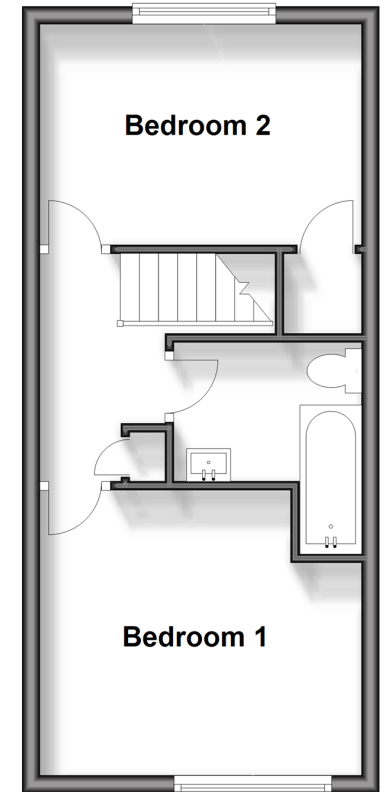
### Ground Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.6 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.



40204318/20231221/IH/SC