



Guide Price
£350,000

Freehold

4x  1x  2x 

**Argyle Road, Bognor
Regis, West Sussex
PO21**

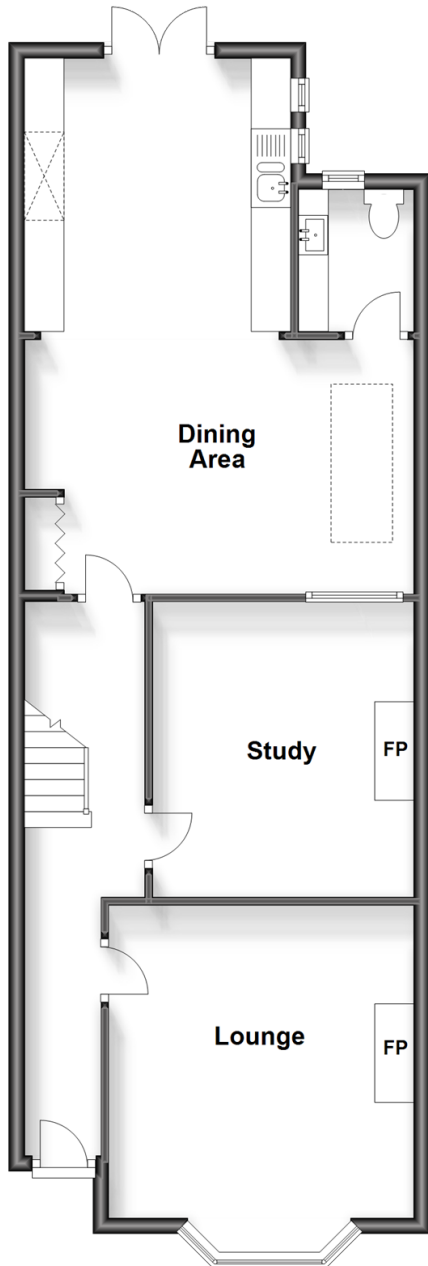
OVER 60?

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

cubitt&west
Helping you move forwards

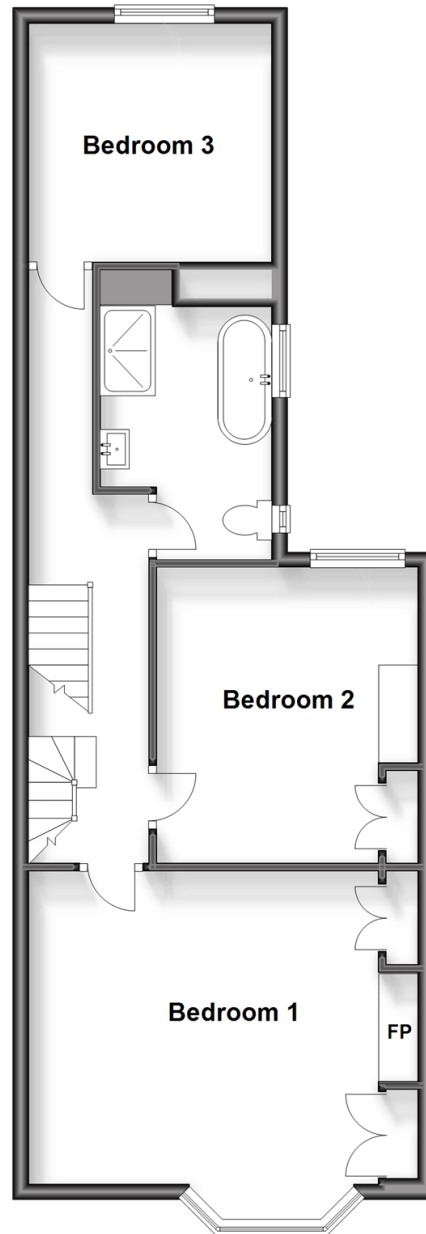
Ground Floor

Approx. 69.5 sq. metres (747.6 sq. feet)



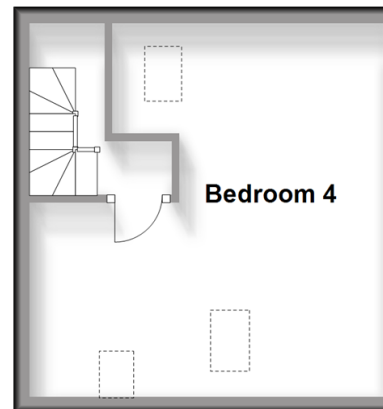
First Floor

Approx. 60.1 sq. metres (647.0 sq. feet)



Second Floor

Approx. 21.3 sq. metres (229.0 sq. feet)



Accommodation

GROUND FLOOR

Storm Porch

Entrance Hall

Lounge: 14'10 into bay x 12'9 into recess (4.52m x 3.89m)

Study: 11'10 x 10'10 into recess (3.61m x 3.30m)

Dining Area/Kitchen: 22'3 x 15'10 (6.79m x 4.83m)

Cloakroom/Utility

FIRST FLOOR

Landing

Bedroom 1: 18'3 into bay x 15'2 up to fitted wardrobes (5.57m x 4.63m)

Bedroom 2: 11'10 x 10'11 at widest point (3.61m x 3.33m)

Bathroom/Shower Room

Bedroom 3: 10'0 x 9'10 (3.05m x 3.00m)

SECOND FLOOR

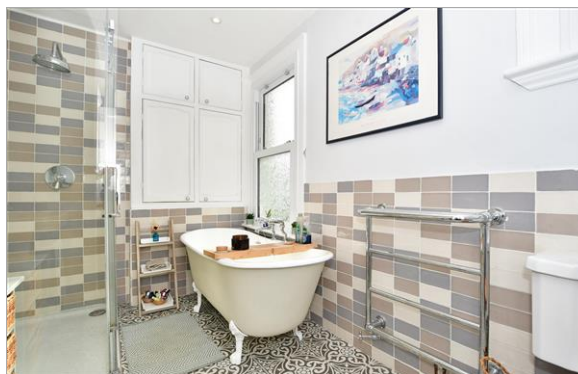
Landing

Bedroom 4: 15'7 at widest point x 14'7 at widest point (4.75m x 4.45m)

OUTSIDE

Front Garden

Rear Garden



Main features

- High ceilings with decorative coving
- Stunning fireplaces
- 2nd floor bedroom with potential for office use
- Within close proximity to transport links ideal for commuters
- Mainline railway station conveniently nearby



Nearest Schools

Primary Schools: Edward Bryant Primary 0.5 miles, St Mary's Catholic Primary 0.6 miles, Southway Primary 1.2 miles. Secondary Schools: The Regis 1.0 miles, Felpham Community College 2.0 miles.



Transport Information

Train Stations: Bognor Regis 0.3 miles, Barnham 6.0 miles, Littlehampton 6.0 miles



Address

Argyle Road, Bognor Regis, West Sussex PO21



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

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



40204330/20240411/GS1/SC