

**OVER 60?**

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



**Guide Price**  
**£875,000**  
**Freehold**

5x  4x  2x 

Priors Way, Pagham, Bognor Regis, West  
Sussex PO21

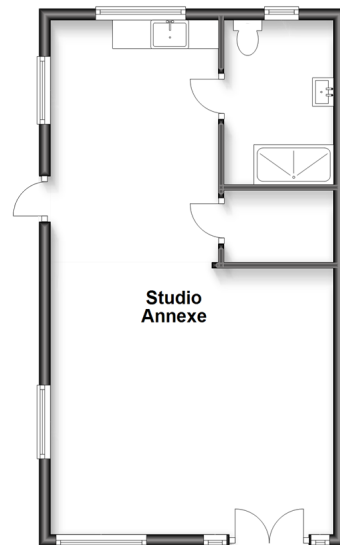
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**Ground Floor**  
Approx. 174.3 sq. metres (1875.8 sq. feet)



**Outbuilding**  
Approx. 44.8 sq. metres (482.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 3: 12'11 x 12'11 (3.94m x 3.94m)

Bedroom 4: 13'5 x 8'8 (4.09m x 2.64m)

Lounge: 16'1 x 12'11 into recess (4.91m x 3.94m)

Conservatory: 13'5 at widest point x 11'9 at widest point (4.09m x 3.58m)

Bathroom

Bedroom 1: 16'7 x 11'11 (5.06m x 3.63m)

En-Suite Shower Room

Kitchen/Breakfast Room: 13'4 x 11'9 (4.07m x 3.58m)

Utility Room: 8'7 x 6'1 (2.62m x 1.86m)

Inner Hall

Bedroom 5: 11'10 x 8'9 (3.61m x 2.67m)

Bedroom 2: 14'10 x 9'11 up to fitted wardrobes (4.52m x 3.02m)

En-Suite Bathroom

Dining Room: 13'7 x 12'6 into bay (4.14m x 3.81m)

### OUTSIDE

Front Garden

Rear Garden

### OUT BUILDING

Studio Annexe: 30'4 at widest point x 16'11 at widest point (9.25m x 5.16m)

Shower Room

Storage Room



## Main features

- Stunning gardens to multiple aspects
- Located at the end of a peaceful private road
- Out Building (studio annex) facilities perfect for family, visitors or possible rental at approximately £1,000 per calendar month
- Fantastic transport links ideal for those who need to commute
- Incredibly substantial plot size



### Nearest Schools

Primary Schools: Rose Green Junior School 0.4 miles, Nyewood CofE Junior School 1.7 miles, Southway Primary 1.9 miles. Secondary Schools: The Regis 2.0 miles, Felpham Community College 3.4 miles.



### Transport Information

Train Stations: Bognor Regis 2.5 miles, Chichester 4.2 miles, Barnham 5.3 miles



### Address

Priors Way, Pagham, 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](https://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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