



**Guide Price**  
**£300,000**

**Freehold**

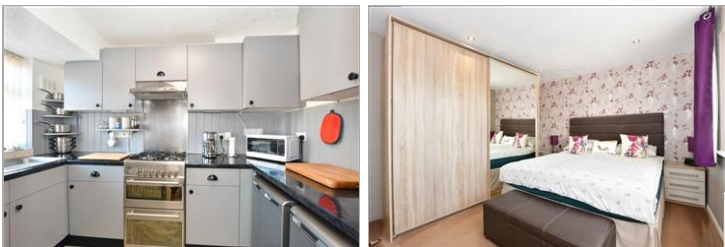
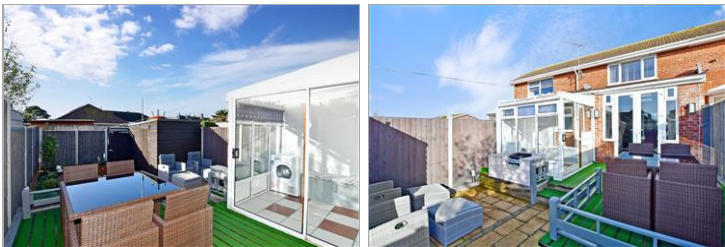
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**Ledbury Way, Pagham,  
Bognor Regis PO21**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Set in a cul-de-sac location
- Sunny aspect low maintenance rear garden
- Bright neutral internal decoration
- Large extension creating a dining room and downstairs shower room
- A short walk to popular Pagham with shops and amenities

## Accommodation

### GROUND FLOOR

Hall

Kitchen: 8'0 x 6'0 (2.44m x 1.83m)

Study (Seller Uses As Bedroom): 12'0 x 7'0 (3.66m x 2.14m)

Lounge: 18'0 at widest point x 12'2 at widest point (5.49m x 3.71m)

Dining Room: 14'0 x 10'0 (4.27m x 3.05m)

Shower Room

Utility Room

Garden Room

### FIRST FLOOR

Landing

Bedroom 1: 13'8 x 11'2 (4.17m x 3.41m)

Bedroom 2: 9'7 into door well x 8'1 (2.92m x 2.47m)

Bathroom

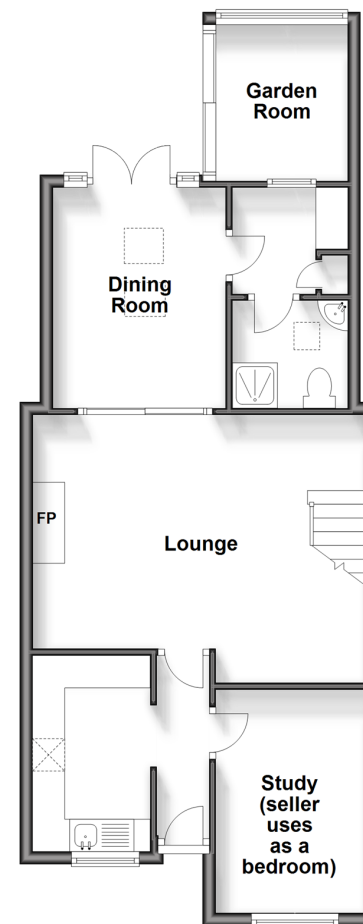
### OUTSIDE

Off Street Parking

Rear Garden

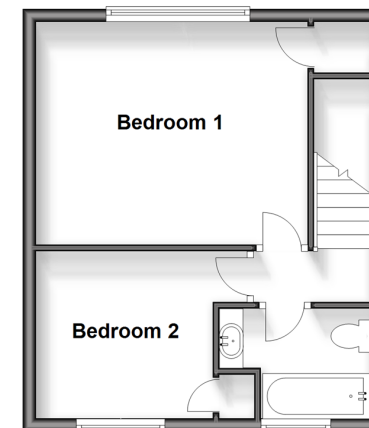
### Ground Floor

Approx. 58.4 sq. metres (628.5 sq. feet)



### First Floor

Approx. 31.9 sq. metres (343.6 sq. feet)



**Call Bognor - 01243 867632 ■ 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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