



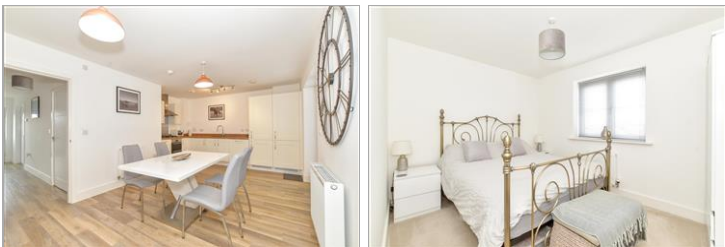
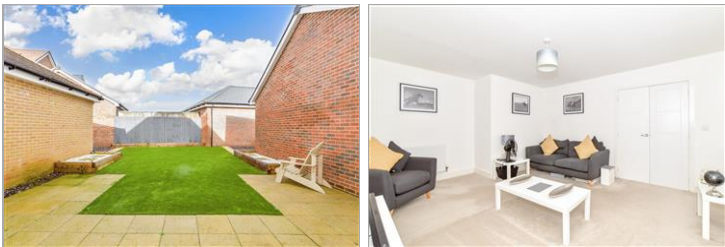
**Price**  
**£449,950**

**Freehold**

4x  2x  1x 

**Whittaker Grove, North  
Bersted, Bognor Regis,  
West Sussex PO21**

**cubitt&west**  
Helping you move forwards



## Main features

- Forward chain complete
- Excellent transport links
- Neutral internal decoration
- Good size private sunny aspect rear garden
- Great local schools and mainline rail links

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 20'4 into bay x 17'11 at widest point (6.20m x 5.46m)  
Kitchen/Diner: 21'2 x 13'6 (6.46m x 4.12m)

### FIRST FLOOR

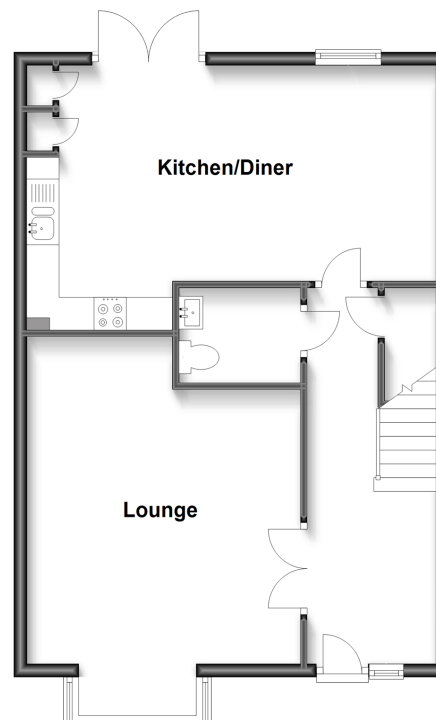
Landing  
Bedroom 1: 14'2 at widest point x 11'11 (4.32m x 3.63m)  
En-Suite Shower Room  
Bedroom 2: 12'3 at widest point x 11'11 (3.74m x 3.63m)  
Bedroom 3: 11'11 x 8'4 (3.63m x 2.54m)  
Bedroom 4: 10'8 at widest point x 8'8 (3.25m x 2.64m)  
Family Bathroom

### OUTSIDE

Front Garden  
Off Street Parking  
Garage  
Rear Garden

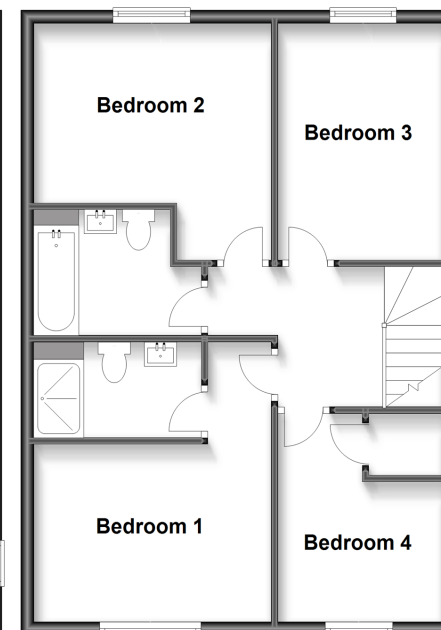
### Ground Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



### First Floor

Approx. 57.7 sq. metres (621.1 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



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