



**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)

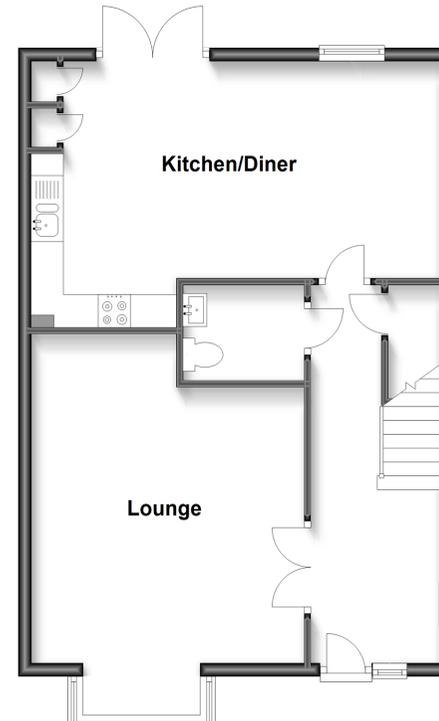
### FIRST FLOOR

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

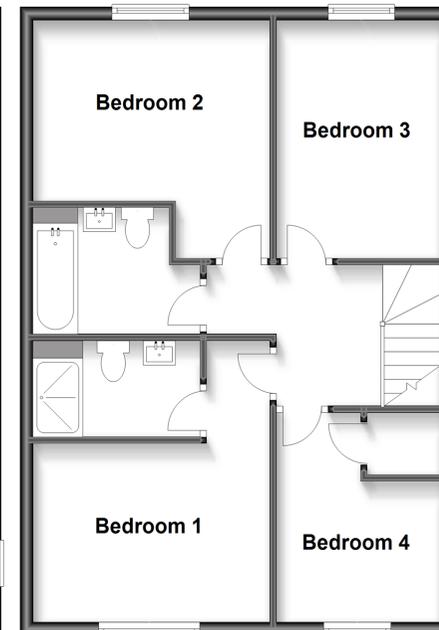
### OUTSIDE

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**

- 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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