



Price
£275,000

Freehold

2x  1x  1x 

**Pulborough Way,
Flansham, Bognor Regis,
West Sussex PO22**

cubitt & west
Helping you move forwards

Main features

- Desirable village location to the east of Bognor Regis
- Larksfield Recreation area nearby
- Recently refurbished to include an impressive replacement kitchen
- Medical centre can be found within walking distance
- Ideal first time buy/buy to let investment

Accommodation

GROUND FLOOR

Hall

Lounge: 18'7 x 9'8 (5.67m x 2.95m)

Kitchen: 11'9 x 7'7 (3.58m x 2.31m)

OUTSIDE

Front Garden

Rear Garden

Garage En-Bloc

FIRST FLOOR

Landing

Bedroom 1: 12'9 x 9'9 (3.89m x 2.97m)

Bedroom 2: 9'3 x 8'8 (2.82m x 2.64m)

Family Bathroom



Nearest Schools

Primary Schools: Bishop Tufnell CofE Junior School, Felpham 0.4 miles, Downview Primary 1.1 miles, Yapton CofE Primary 1.7 miles. Secondary Schools: Felpham Community College 1.2 miles, St Philip Howard Catholic High School, The 2.4 miles, The Regis 2.7 miles. Further Education: Felpham Community College 1.2 miles.



Transport Information

Train Stations: Bognor Regis 2.2 miles, Barnham 2.2 miles, Ford 3.0 miles



Address

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Directions

For directions to this property please contact us.

Call Bognor - 01243 867632 ■ cubittandwest.co.uk

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ 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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