



**Price**  
**£340,000**

**Freehold**

3x  1x  1x 

**Stroud Green Drive,  
Bognor Regis, West  
Sussex PO21**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- **Fantastic size plot**
- **Neutrally decorated internally**
- **Practical layout**
- **Extension potential (subject to planning consent)**
- **Good transport links and local amenities**

## Accommodation

### GROUND FLOOR

Hall  
Cloakroom  
Lounge: 14'9 x 12'8 (4.50m x 3.86m)  
Kitchen/Dining Room: 18'4 x 8'1 (5.59m x 2.47m)

### FIRST FLOOR

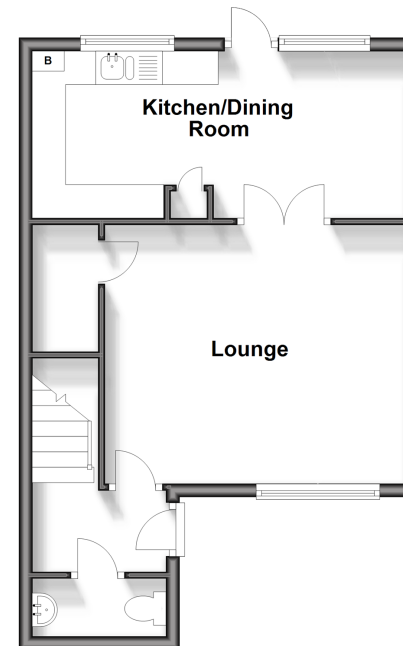
Landing  
Bedroom 1: 11'8 x 10'10 (3.56m x 3.30m)  
Bedroom 2: 11'8 into door well x 10'1 (3.56m x 3.08m)  
Bedroom 3: 9'8 at widest point x 6'5 (2.95m x 1.96m)  
Bathroom

### OUTSIDE

Front Garden  
Off Street Parking  
Rear Garden

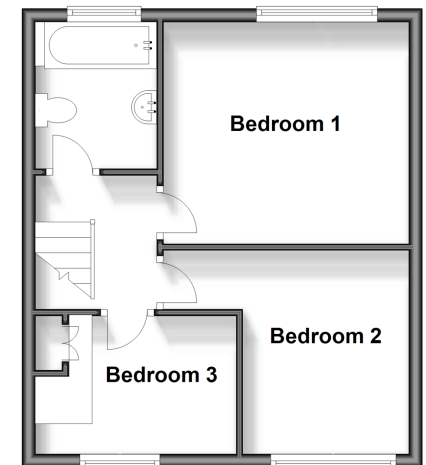
### Ground Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.8 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  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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