



**Guide Price**  
**£315,000**

**Freehold**

3x  1x  2x 

**Westloats Lane, Bognor  
Regis, West Sussex  
PO21**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Good size sunny aspect rear garden
- Extremely well appointed layout
- Ample off street parking on the driveway
- Close to local schools and amenities
- Excellent transport links, ideal for commuters

## Accommodation

### GROUND FLOOR

Hall

Lounge: 16'2 into alcove x 11'5 into bay (4.93m x 3.48m)

Kitchen/Diner: 21'3 at widest point x 15'7 at widest point (6.48m x 4.75m)

Lean-To

Inner Hall

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 15'1 x 11'4 at widest point (4.60m x 3.46m)

Bedroom 2: 10'4 at widest point x 9'0 (3.15m x 2.75m)

Bedroom 3: 8'9 x 5'8 (2.67m x 1.73m)

Family Bathroom

### OUTSIDE

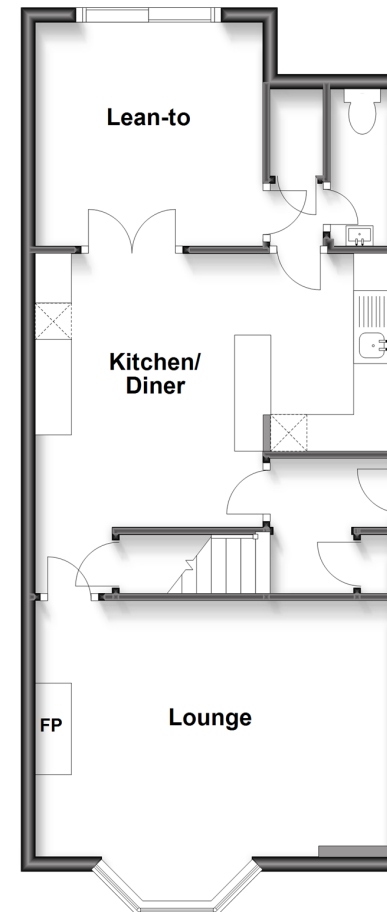
Front Garden

Off Street Parking

Rear Garden

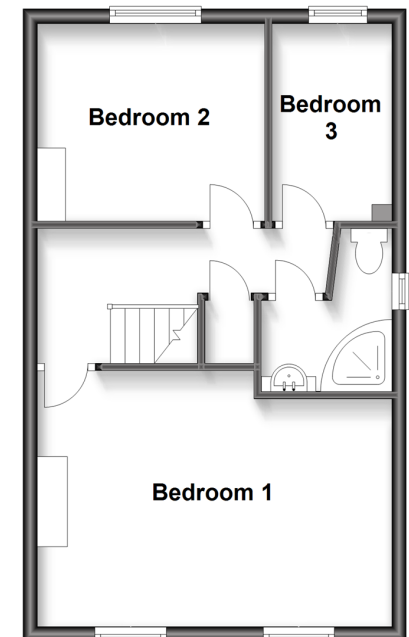
### Ground Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.7 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
- 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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