

OVER 60?

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



Price

£370,000

Freehold

3x  2x  2x 

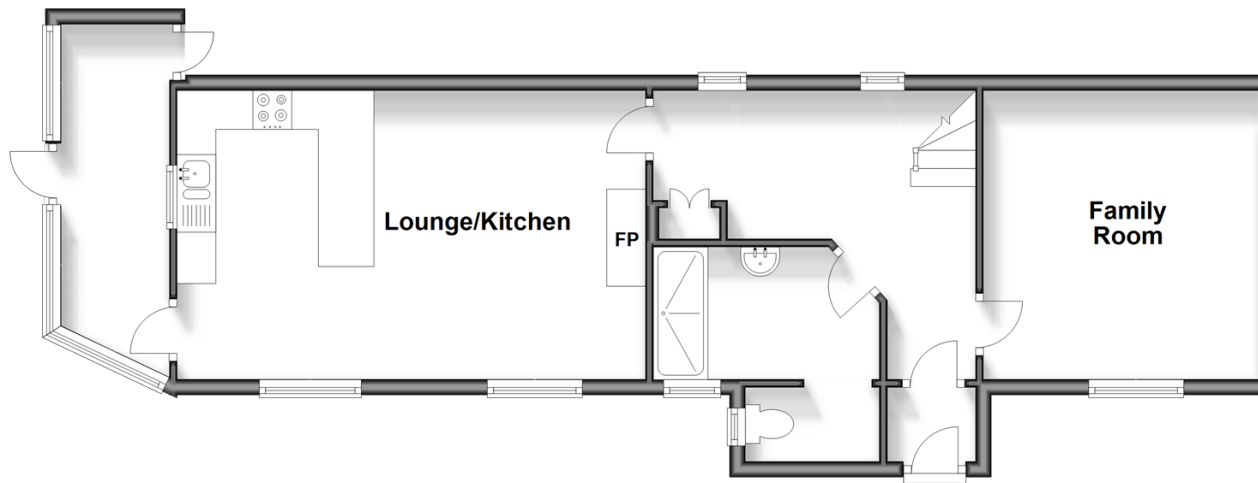
Nyewood Lane, Bognor Regis, West Sussex

PO21

cubitt & west
Helping you move forwards

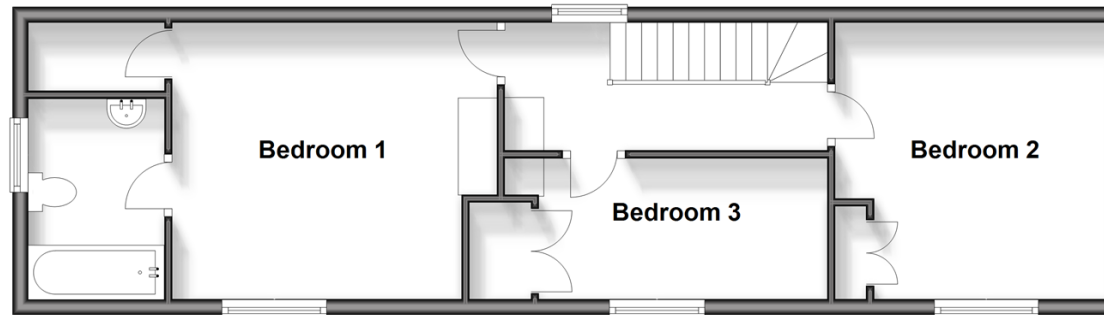
Ground Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



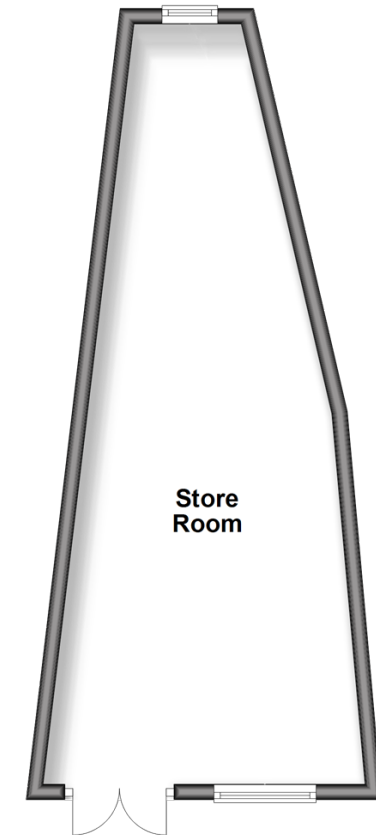
First Floor

Approx. 49.6 sq. metres (534.1 sq. feet)



Outbuilding

Approx. 28.7 sq. metres (308.9 sq. feet)



Accommodation

GROUND FLOOR

Porch
Entrance Hall
Shower Room
Family Room: 12'2 x 12'2 (3.71m x 3.71m)
Lounge/Kitchen : 19'11 into recess x 11'9 (6.07m x 3.58m)
Utility Room

FIRST FLOOR

Landing
Bedroom 1: 12'2 at widest point x 11'7 (3.71m x 3.53m)
En-Suite Bathroom
Bedroom 2: 12'1 at widest point x 11'9 (3.69m x 3.58m)
Bedroom 3: 12'6 up to fitted wardrobes x 6'0 (3.81m x 1.83m)

OUTSIDE

Off Street Parking To The Rear
Rear Garden
Courtyard Garden

OUT BUILDING

Store Room: 33'6 x 14'11 at widest point (10.22m x 4.55m)



Main features

- Delightful character features including log burner in lounge/kitchen
- Good size garden with private parking
- No forward chain
- Within easy reach of the sea front and shops
- Separate annexe out building that can be converted (subject to planning consent)



Nearest Schools

Primary Schools: Nyewood CofE Junior School 0.5 miles, St Mary's Catholic Primary 0.7 miles, Edward Bryant Primary 0.7 miles. Secondary Schools: The Regis 0.8 miles, Felpham Community College 1.5 miles, St Philip Howard Catholic High School 4.0 miles.



Transport Information

Train Stations: Bognor Regis 0.5 miles, Barnham 3.9 miles, Chichester 5.3 miles



Address

Nyewood Lane, Bognor Regis, West Sussex PO21



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Bognor Branch 01243 867632 ■ [cubittandwest.co.uk](https://www.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.



40204406/20240429/GS1/SC