



**Price**  
**£485,000**

**Freehold**

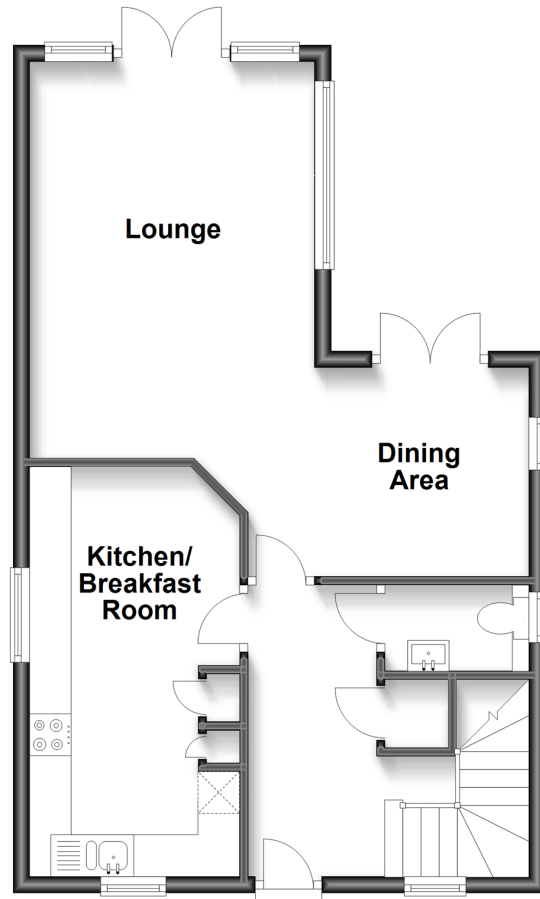
4x  2x  2x 

**The Boulevard, Bognor  
Regis, West Sussex  
PO21**

**cubitt&west**  
Helping you move forwards

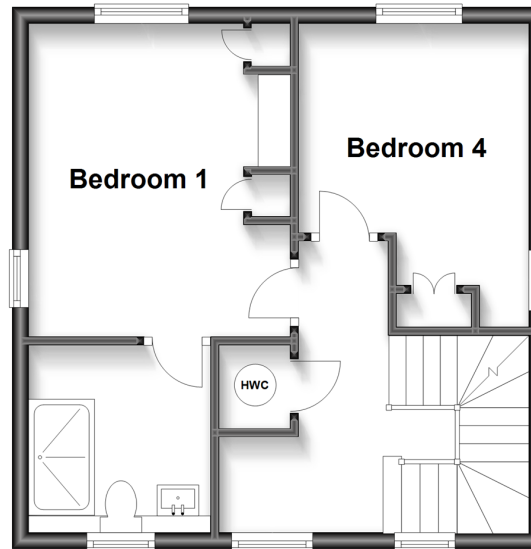
## Ground Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



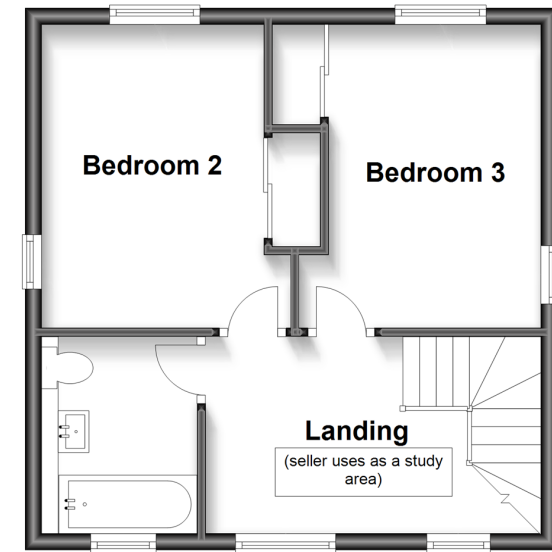
## First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



## Second Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Foyer

Cloakroom

Kitchen/Breakfast Room: 16'4 x 8'2  
(4.98m x 2.49m)

Dining Area: 11'5 x 8'2 (3.48m x 2.49m)

Lounge: 16'2 x 11'3 (4.93m x 3.43m)

### FIRST FLOOR

Landing

Bedroom 1: 12'1 x 10'6 at widest point  
(3.69m x 3.20m)

En-Suite Shower Room

Bedroom 4: 12'2 x 9'1 (3.71m x 2.77m)

### SECOND FLOOR

Landing

Bedroom 2: 12'3 x 10'8 at widest point  
(3.74m x 3.25m)

Bedroom 3: 12'2 x 8'9 (3.71m x 2.67m)

Family Bathroom

### OUTSIDE

Front Garden

Off Street Parking

Garage

Rear Garden





## Main features

- We are advised there is under floor heating downstairs
- 'Amtico' tile flooring
- Stunning re-fitted modern kitchen
- Refurbished to the highest of standards by the current owner
- Landscaped sunny aspect rear garden with garage access
- The vendor uses the landing as a study area



### Nearest Schools

Primary Schools: Southway Primary 0.8 miles, Laburnum Grove Junior School, Bognor Regis 1.0 miles, South Bersted CofE Primary 1.2 miles. Secondary Schools: The Regis 0.8 miles, Felpham Community College 2.6 miles, Arabesque School of Performing Arts 3.8 miles.



### Transport Information

Train Stations: Bognor Regis 1.9 miles, Chichester 5.4 miles, Barnham 5.8 miles



### Address

The Boulevard, Bognor Regis, West Sussex PO21



### Directions

For directions to this property please contact us.





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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



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