

**OVER 60?**

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



**Price**

**£800,000**

**Freehold**

4x  3x  2x 

Alleyne Way, Elmer, Bognor Regis, West

Sussex PO22

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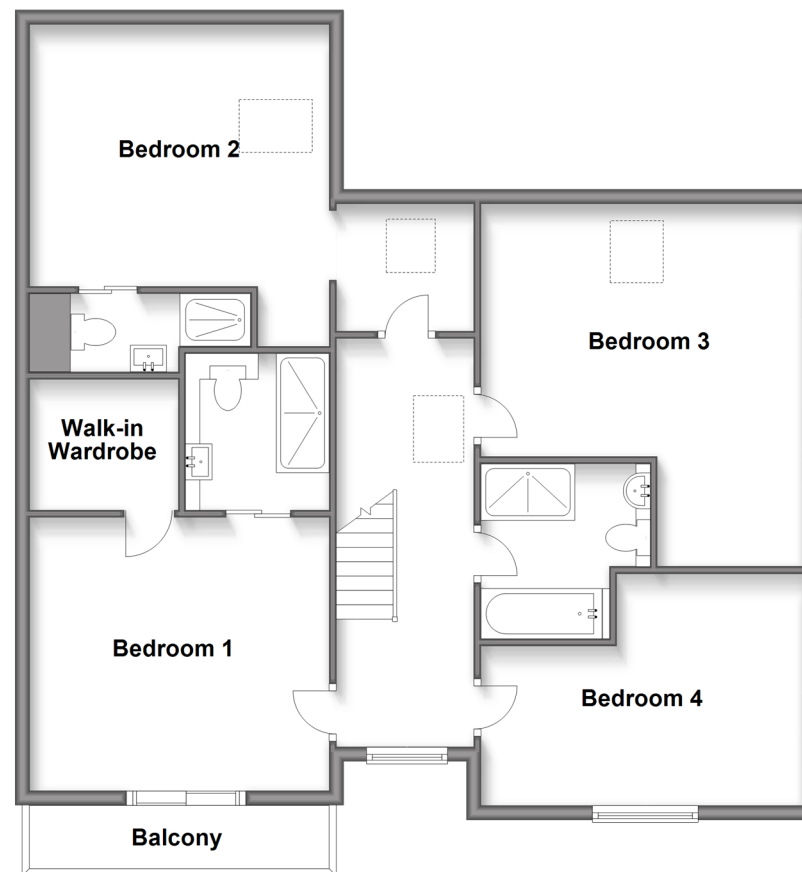
## Ground Floor

Approx. 117.4 sq. metres (1263.9 sq. feet)



## First Floor

Approx. 97.6 sq. metres (1051.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom/Utility Room  
Lounge: 27'2 x 14'7 (8.29m x 4.45m)  
Kitchen/Diner: 38'6 x 20'1 (11.74m x 6.13m)  
Pantry

### FIRST FLOOR

Landing  
Bedroom 1: 13'11 x 12'4 (4.24m x 3.76m)  
En-Suite Shower Room  
Walk-In Wardrobe  
Balcony  
Bedroom 2: 21'2 x 14'8 (6.46m x 4.47m)  
En-Suite Shower Room  
Bedroom 3: 16'2 at widest point x 14'11 at widest point (4.93m x 4.55m)

Bedroom 4: 14'8 at widest point x 10'6 at widest point (4.47m x 3.20m)

Family Bathroom

### OUTSIDE

Front Garden  
Off Street Parking  
Rear Garden  
Storage Units x 2





## Main features

- Desirable private sea estate
- Stunning open plan kitchen/diner with pantry
- Sea glimpses from the balcony
- Built to an exceptionally high standard with superb fittings
- No forward chain making this ideal for a quick move



### Nearest Schools

Primary Schools: Bishop Tufnell CofE Junior School, Felpham 1.8 miles, Downview Primary 3.0 miles, St Mary's Catholic Primary 3.2 miles. Secondary Schools: Felpham Community College 3.0 miles, The Regis 4.8 miles, St Philip Howard Catholic High School 5.0 miles



### Transport Information

Train Stations: Bognor Regis 4.1 miles, Arundel 4.4 miles, Barnham 4.7 miles



### Address

Alleyne Way, Elmer, Bognor Regis, West Sussex PO22



### Directions

For directions to this property please contact us.





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