

**OVER 60?**

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



**Guide Price**

**£350,000**

**Freehold**

2x  1x  1x 

Uppark Way, Flansham, Bognor Regis,

West Sussex PO22

**cubitt & west**  
Helping you move forwards



## Main features

- Modern interior
- Well appointed bedrooms
- Quiet and peaceful location
- Good size private sunny aspect rear garden
- Garage and parking located directly behind the property

## Accommodation

### GROUND FLOOR

Porch

Kitchen: 16'10 at widest point x 14'8 at widest point (5.13m x 4.47m)

Lounge/Diner: 17'6 at widest point x 15'11 at widest point (5.34m x 4.85m)

Bathroom With Shower And Bath

Bedroom 1: 11'8 x 9'0 (3.56m x 2.75m)

Dressing Area: 9'0 x 6'0 up to fitted wardrobes (2.75m x 1.83m)

Bedroom 2: 13'0 x 9'6 at widest point (3.97m x 2.90m)

### OUTSIDE

Front Garden

Off Street Parking

Rear Garden

Garage

## Ground Floor

Approx. 79.1 sq. metres (851.1 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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