



OVER 60?

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

Price

£425,000

Freehold

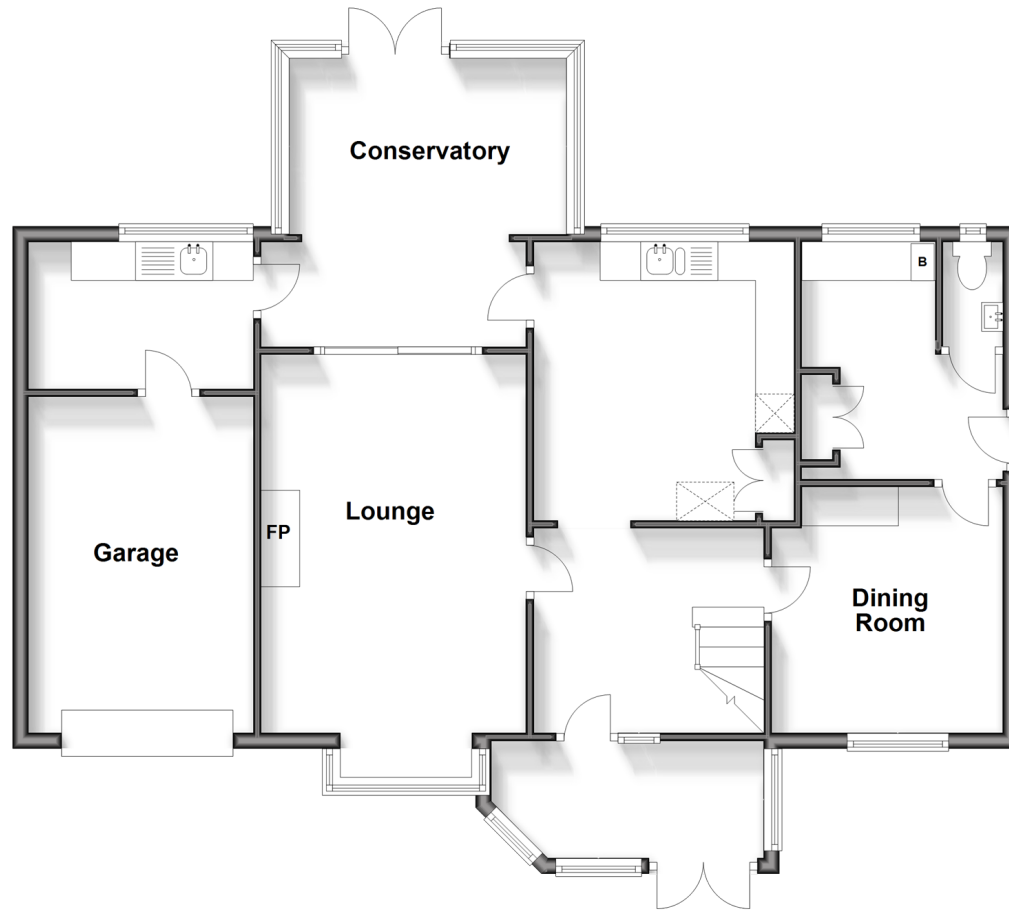
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**Linden Road, Bognor
Regis, West Sussex
PO21**

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Helping you move forwards

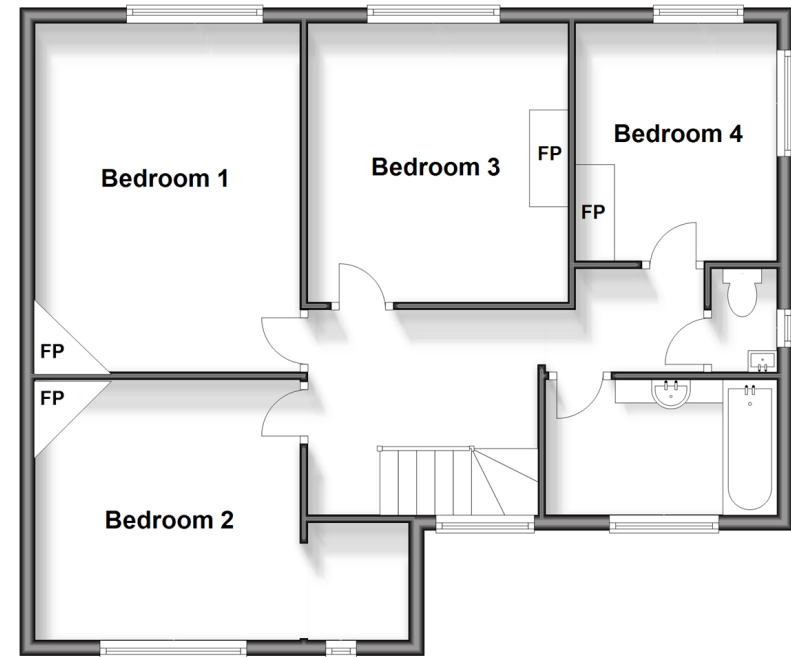
Ground Floor

Approx. 94.8 sq. metres (1019.9 sq. feet)



First Floor

Approx. 69.0 sq. metres (742.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 19'7 x 11'4 into recess (5.97m x 3.46m)

Kitchen: 11'10 x 10'11 (3.61m x 3.33m)

Conservatory: 16'7 at widest point x 12'3 at widest point (5.06m x 3.74m)

Dining Room: 10'6 x 9'11 (3.20m x 3.02m)

Utility Room

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 14'9 at widest point x 11'5 at widest point (4.50m x 3.48m)

Bedroom 2: 11'8 at widest point x 11'5 at widest point (3.56m x 3.48m)

Bedroom 3: 11'11 x 11'0 into recess (3.63m x 3.36m)

Bedroom 4: 10'2 x 8'1 at widest point (3.10m x 2.47m)

Bathroom

Separate Cloakroom

OUTSIDE

Front Garden

Driveway

Attached Garage

Rear Garden



Main features

- Good size private rear garden with mature trees and laid to lawn
- The vendor informs us that the boiler was replaced in 2013
- Re-fitted kitchen and bathroom
- Within walking distance to the mainline railway station, ideal for those requiring to commute
- Bognor Regis primary and secondary schools nearby



Nearest Schools

Primary Schools: St Mary's Catholic Primary 0.5 miles, Nyewood CofE Junior School 0.6 miles, Southway Primary 0.6 miles. Secondary Schools: The Regis 0.5 miles, Felpham Community College 1.9 miles, Ormiston Six Villages Academy 4.7 miles.



Transport Information

Train Stations: Bognor Regis 0.5 miles, Barnham 5.9 miles, Chichester 6.7 miles



Address

Linden Road, 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
■ 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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