



**OVER 60?**

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

**Price**

**£425,000**

**Freehold**

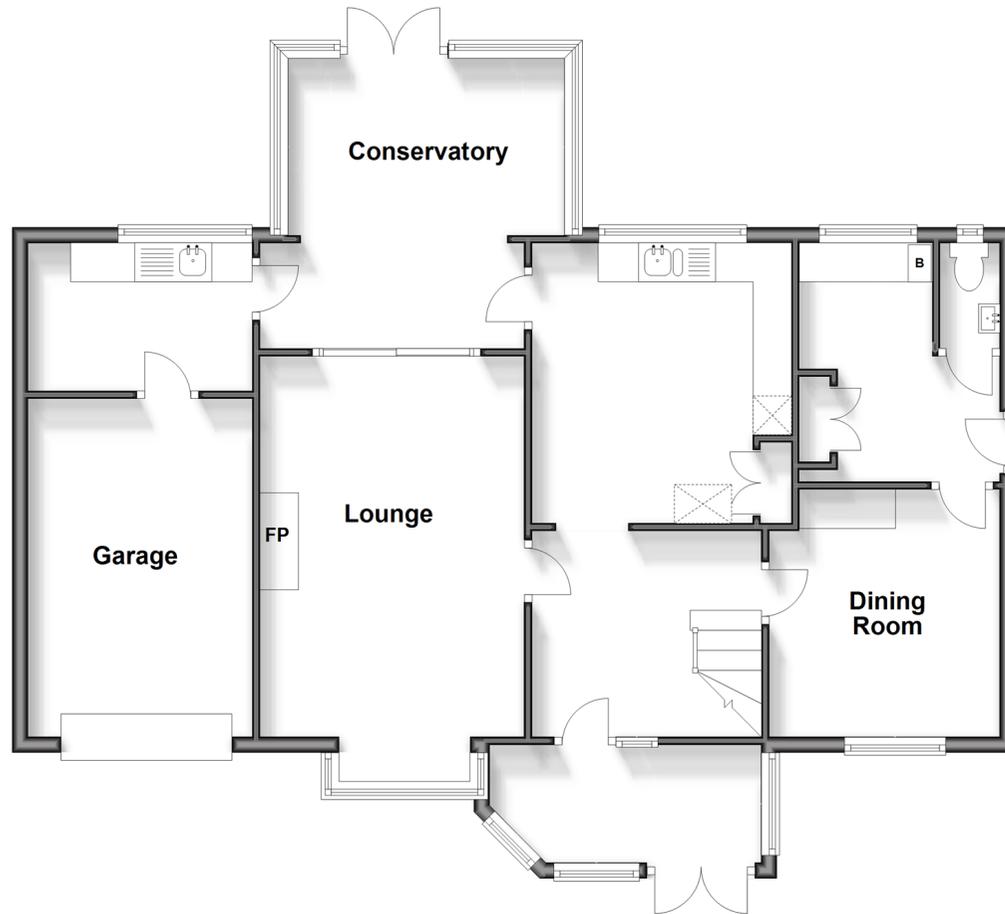
4x  1x  2x 

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

**cubitt & west**  
Helping you move forwards

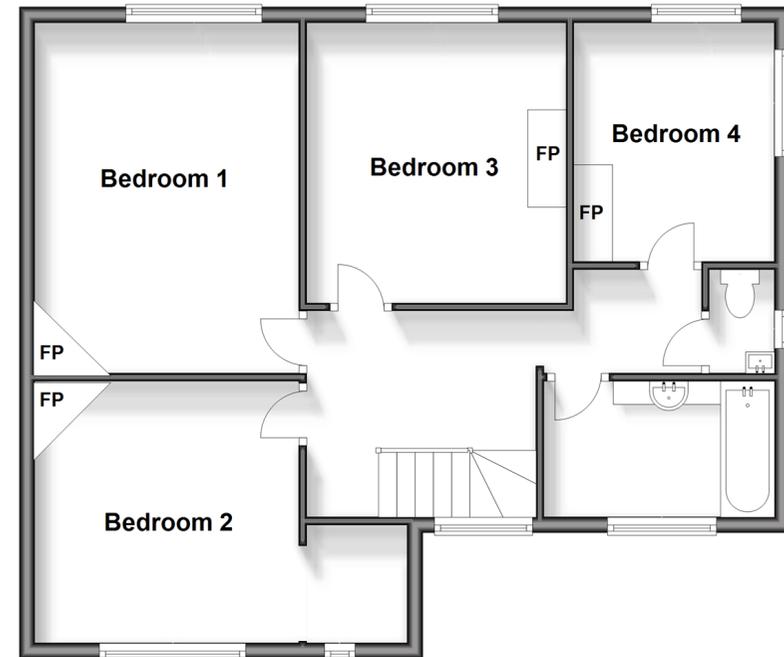
## Ground Floor

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.



**cubitt&west**  
Helping you move forwards

Call Bognor Branch 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.



40204436/20240501/SC/SC