

**OVER 60?**

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



**Price**

**£400,000**

**Freehold**

3x  1x  1x 

Alperton Close, Nyetimber, Bognor Regis,  
West Sussex PO21

**cubitt & west**  
Helping you move forwards





## Main features

- Set in a quiet cul-de-sac to the west of Bognor Regis
- Neutral internal decoration
- Good local bus links
- Private sunny aspect rear garden with covered side access
- Garage with electric up and over door

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 11'0 x 9'7 (3.36m x 2.92m)

Lobby

Lounge: 20'5 x 11'0 into recess (6.23m x 3.36m)

Inner Hall

Bedroom 1: 12'11 x 11'8 (3.94m x 3.56m)

Bedroom 2: 12'1 into door well x 9'6 (3.69m x 2.90m)

Bedroom 3: 12'0 x 9'0 (3.66m x 2.75m)

Shower Room

### OUTSIDE

Front Garden

Off Street Parking

Garage To the Side

Rear Garden

**Ground Floor**  
Approx. 103.8 sq. metres (1116.9 sq. feet)



**Call Bognor - 01243 867632 ■ 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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