



OVER 60?

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

Guide Price

£400,000

Freehold

3x  1x  1x 

Mead Lane, Bognor

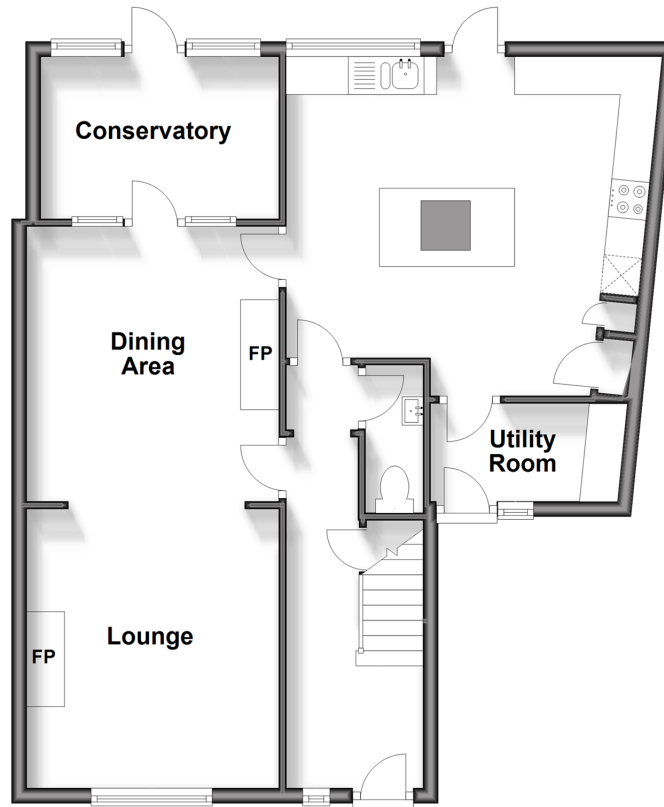
Regis, West Sussex

PO22

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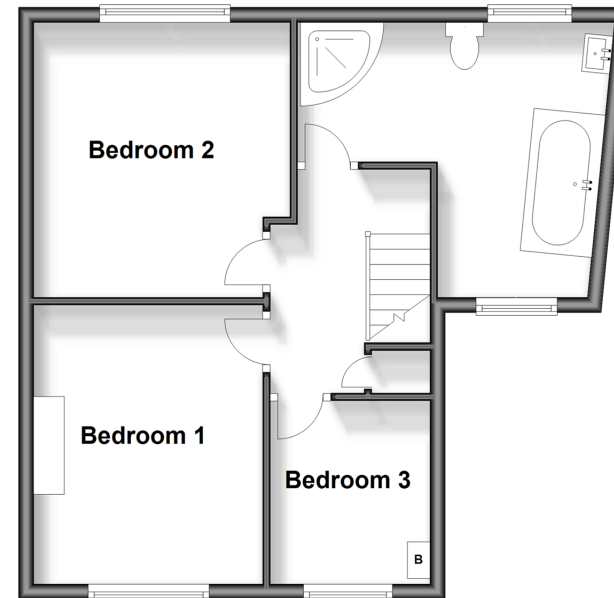
Ground Floor

Approx. 66.8 sq. metres (718.7 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Cloakroom

Lounge: 24'3 x 10'9 into recess
(7.40m x 3.28m)

Dining Area: 11'9 x 10'10 into recess
(3.58m x 3.30m)

Kitchen/Breakfast Room: 16'6 at widest point x 14'6 at widest point (5.03m x 4.42m)

Utility Room

Conservatory: 9'6 x 6'6 (2.90m x 1.98m)

FIRST FLOOR

Landing

Bedroom 1: 11'9 x 10'9 into recess
(3.58m x 3.28m)

Bedroom 2: 12'0 at widest point x 10'0 at widest point (3.66m x 3.05m)

Bedroom 3: 7'9 at widest point x 6'10 at widest point (2.36m x 2.08m)

Bathroom/Shower Room

OUTSIDE

Front Garden

Off Street Parking

Rear Garden



Main features

- Extended to create a good size kitchen/breakfast room and utility
- Sunny aspect private rear garden
- The vendor advises us that the property has a recently replaced roof
- Character features including fireplaces
- Integrated sound system in kitchen and 4 piece bathroom suite



Nearest Schools

Primary Schools: Edward Bryant Primary 0.2 miles, St Mary's Catholic Primary 0.3 miles, South Bersted CofE Primary 0.5 miles. Secondary Schools: Felpham Community College 0.5 miles.



Transport Information

Train Stations: Bognor Regis 0.4 miles, Barnham 3.1 miles, Ford 4.7 miles



Address

Mead Lane, 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://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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