



**Price**  
**£500,000**

**Freehold**

4x  2x  1x 

**Sonning Crescent,  
Bognor Regis, West  
Sussex PO21**

**OVER 60?**

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

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## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 19'9 into bay x 15'2 at widest point (6.02m x 4.63m)

Utility Room

Kitchen/Diner: 23'6 x 18'2 (7.17m x 5.54m)

### FIRST FLOOR

Landing

Bedroom 1: 13'5 at widest point x 11'1 at widest point (4.09m x 3.38m)

Dressing Area: 6'2 x 5'5 (1.88m x 1.65m)

En-Suite Bathroom

Bedroom 2: 13'5 at widest point x 10'1 (4.09m x 3.08m)

Bedroom 3: 11'6 into door well x 10'1 (3.51m x 3.08m)

Bedroom 4: 10'1 at widest point x 9'11 at widest point (3.08m x 3.02m)

Bathroom

### OUTSIDE

Front Garden

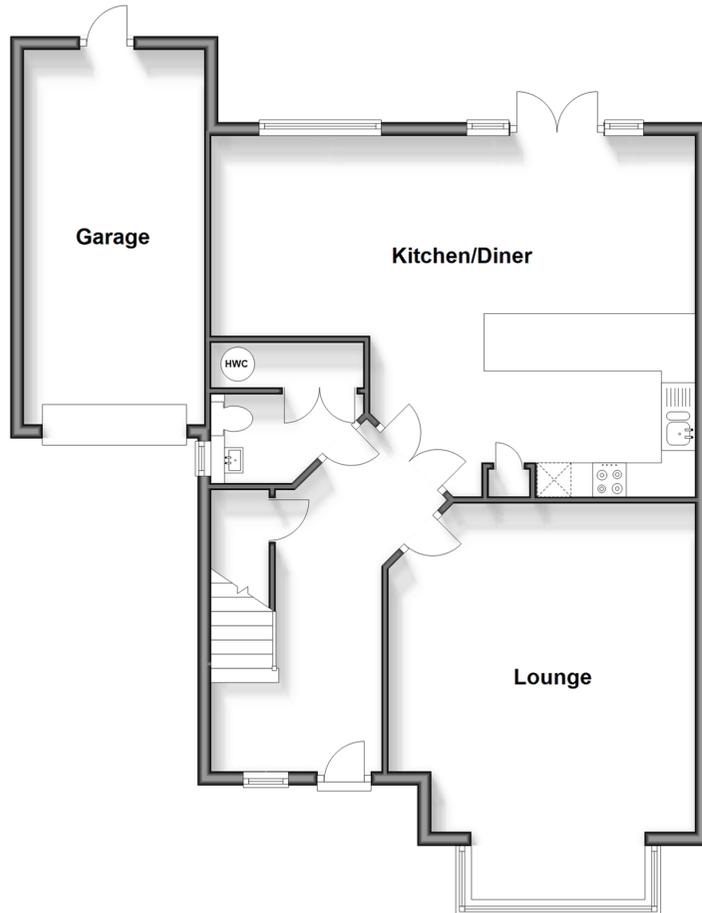
Garage

Off Street Parking

Rear Garden

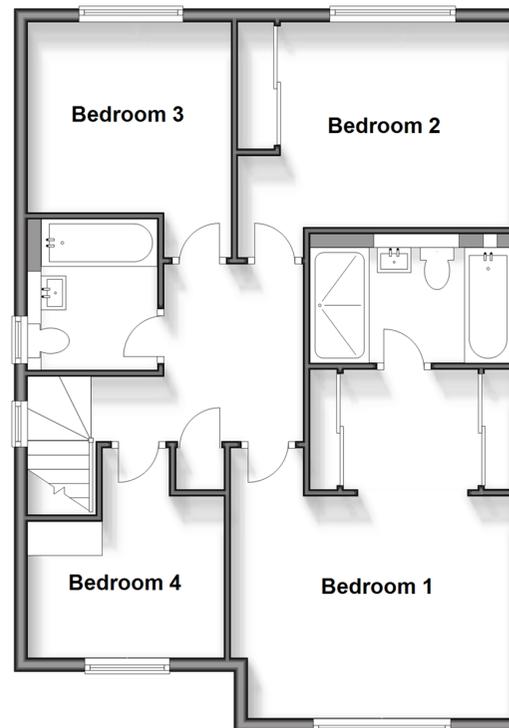
### Ground Floor

Approx. 87.6 sq. metres (943.0 sq. feet)



### First Floor

Approx. 71.0 sq. metres (764.6 sq. feet)





## Main features

- Delightful sunny aspect rear garden with patio area
- Bedroom 1 with superb dressing area and en-suite shower/bathroom
- Excellent local schools a convenient distance
- Upgraded modern kitchen/diner
- 'Amtico' tile flooring
- Under floor heating



## Nearest Schools

Primary Schools: Southway Primary 0.6 miles, Laburnum Grove Junior School, Bognor Regis 0.7 miles, South Bersted CofE Primary 0.9 miles. Secondary Schools: The Regis 0.6 miles, Felpham Community College 1.8 miles.

## Transport Information

Train Stations: Bognor Regis 1.4 miles, Barnham 3.0 miles, Chichester 4.2 miles

## Address

Sonning Crescent, 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](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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