



**Guide Price**  
**£495,000**

**Freehold**

4x  2x  2x 

**Waterside Way, North  
Bersted, Bognor Regis,  
West Sussex PO21**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Hall

Lounge: 19'7 into bay x 14'10 (5.97m x 4.52m)

Kitchen/Diner: 23'7 at widest point x 14'3 at widest point (7.19m x 4.35m)

Cloakroom

Utility

### FIRST FLOOR

Landing

Bedroom 1: 19'1 at widest point x 13'5 (5.82m x 4.09m)

En-Suite Bathroom

Bedroom 2: 13'5 into door well x 11'8 (4.09m x 3.56m)

Bedroom 3: 9'11 into door well x 9'10 (3.02m x 3.00m)

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

Bathroom

### OUTSIDE

Front Garden

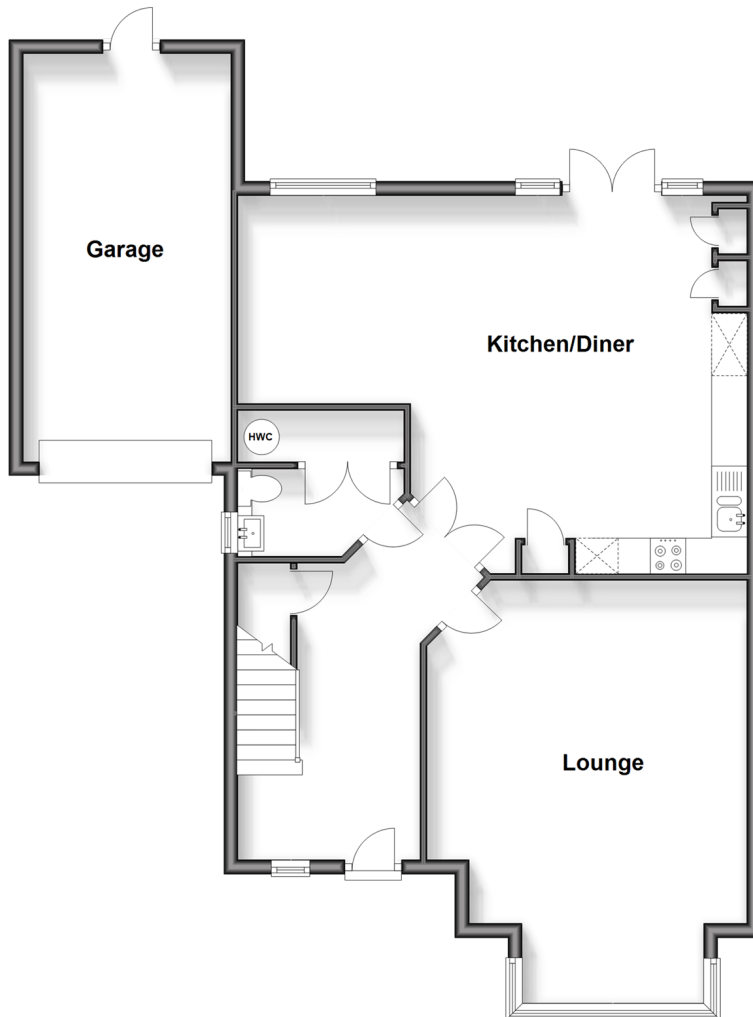
Driveway

Attached Garage To The Side

Rear Garden

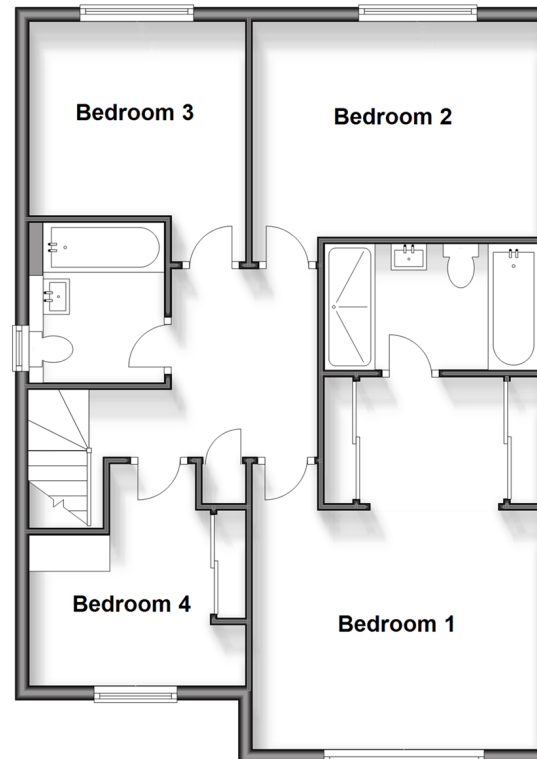
### Ground Floor

Approx. 91.2 sq. metres (981.6 sq. feet)



### First Floor

Approx. 71.3 sq. metres (767.0 sq. feet)







## Main features

- Modern stunning re-fitted kitchen with island
- Neutral modern interior decoration
- Private rear garden
- Beautiful views to the front overlooking fields
- Play area for children and community hall ideal for functions
- Excellent local primary school and good transport links

## Nearest Schools

Primary Schools: Bartons Primary School 0.3 miles, Laburnum Grove Junior School, Bognor Regis 0.7 miles, Southway Primary 0.8 miles, South Bersted CofE Primary 0.9 miles. Secondary Schools: The Regis 0.8 miles, Felpham Community College 1.8 miles

## Transport Information

Train Stations: Bognor Regis 1.5 miles, Barnham 2.8 miles, Chichester 4.2 miles

## Address

Waterside Way, North Bersted, 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.



40204272/20240115/GS1/SC