



**Price**  
**£475,000**

**Freehold**

4x  2x  2x 

**Wellers Close, Felpham,  
Bognor Regis, West  
Sussex PO22**

**cubitt&west**  
Helping you move forwards





## Main features

- Spacious detached house set in a favoured, cul-de-sac location
- No forward chain
- Private and peaceful rear garden
- Fantastic transport links - ideal for commuters
- Village amenities only a short distance away
- Perfect for families

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Utility Room  
Kitchen: 13'0 x 10'0 (3.97m x 3.05m)  
Dining Area: 15'2 x 9'2 (4.63m x 2.80m)  
Lounge: 16'9 into bay x 11'0 (5.11m x 3.36m)

### FIRST FLOOR

Landing  
Bedroom 1: 12'3 x 11'2 (3.74m x 3.41m)  
En-Suite Shower Room  
Bedroom 2: 11'9 x 11'7 (3.58m x 3.53m)  
Bedroom 3: 9'7 x 8'1 (2.92m x 2.47m)  
Bedroom 4: 11'4 x 6'10 (3.46m x 2.08m)  
Bathroom

### OUTBUILDING

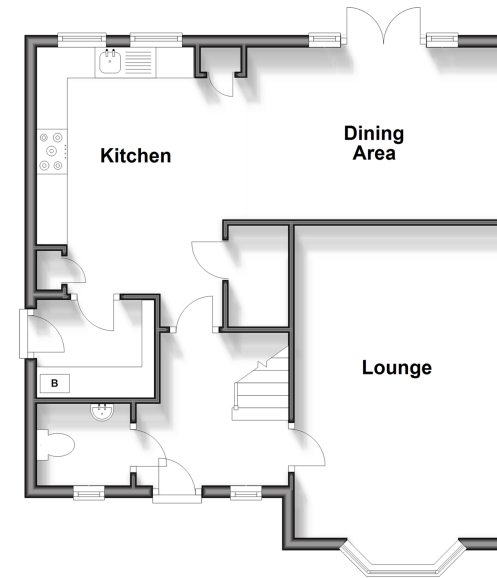
Garage

### OUTSIDE

Front & Rear Gardens  
Off Road Parking

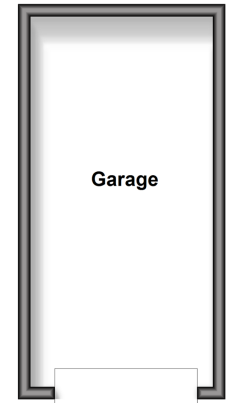
### Ground Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



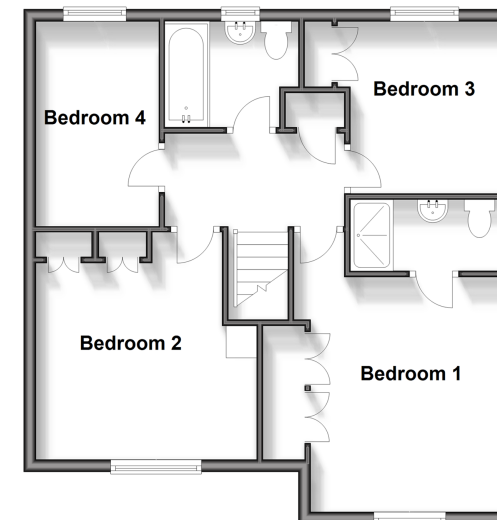
### Outbuilding

Approx. 18.0 sq. metres (194.0 sq. feet)



### First Floor

Approx. 57.1 sq. metres (614.5 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



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