



**OVER 60?**

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

**Price**  
**£335,000**

**Freehold**

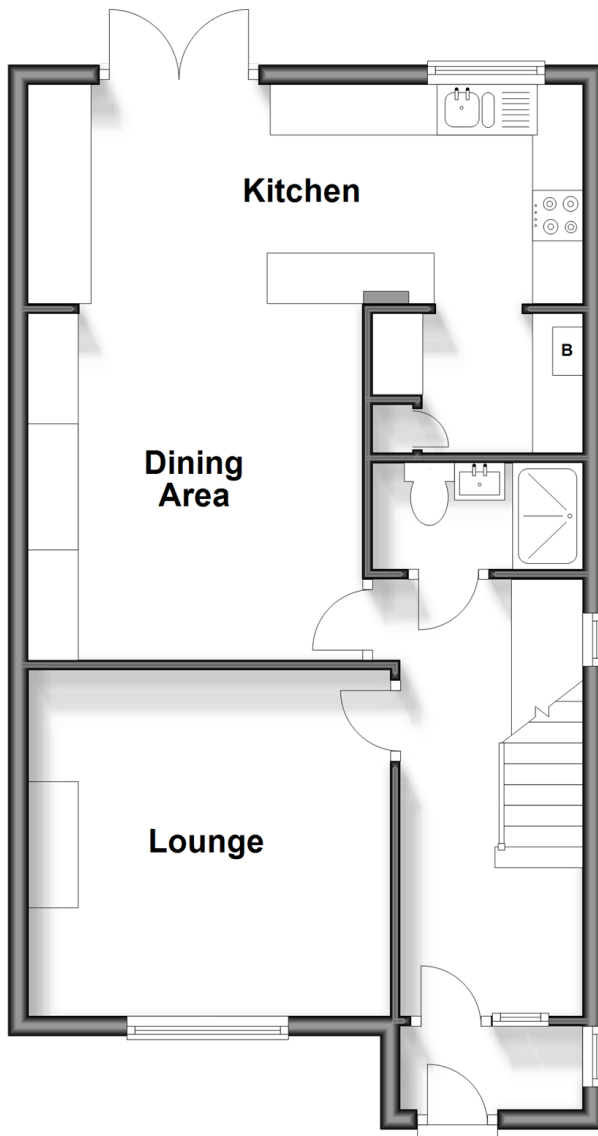
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**Rose Green Road, Rose  
Green, Bognor Regis,  
West Sussex PO21**

**cubitt & west**  
Helping you move forwards

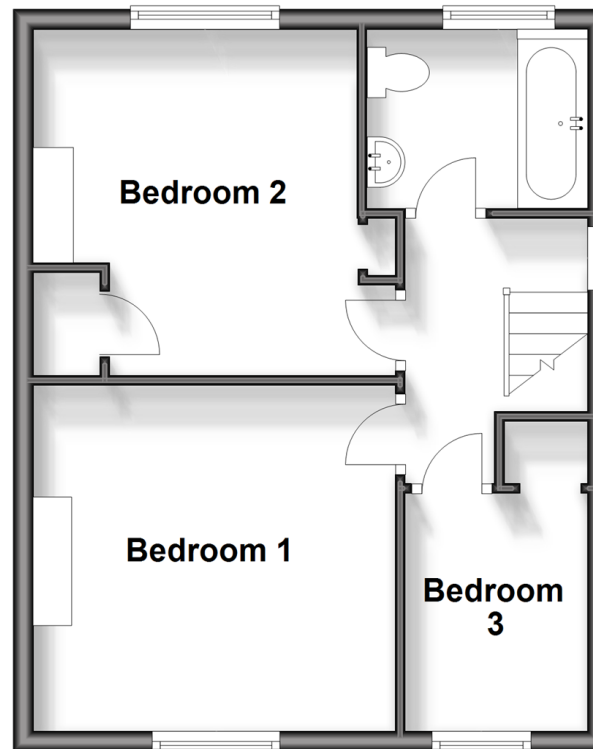
## Ground Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Hallway

Shower Room

Lounge: 11'10 x 11'2 (3.61m x 3.41m)

Dining Area: 11'2 x 10'11 (3.41m x 3.33m)

Kitchen : 17'10 x 7'0 (5.44m x 2.14m)

Utility Area: 6'10 x 4'1 (2.08m x 1.25m)

### FIRST FLOOR

Landing

Bedroom 1: 12'1 into recess x 11'3 (3.69m x 3.43m)

Bedroom 2: 11'2 at widest point x 10'7 at widest point (3.41m x 3.23m)

Bedroom 3: 7'9 x 6'0 (2.36m x 1.83m)

### OUTSIDE

Front Garden

Off Street Parking

Rear Garden



## Main features

- Off street parking for 2 vehicles located to the rear of the property
- Modern neutral internal decoration
- Re-fitted shower room
- Good size open plan living area opening onto the garden
- Excellent transport links giving easy access to the City of Chichester



### Nearest Schools

Primary Schools: Rose Green Junior School 0.3 miles, Nyewood CofE Junior School 1.8 miles, Southway Primary 2.0 miles. Secondary Schools: The Regis 2.0 miles, Felpham Community College 4.0 miles.



### Transport Information

Train Stations: Bognor Regis 2.8 miles, Chichester 5.5 miles, Fishbourne 6.9 miles



### Address

Rose Green Road, Rose Green, 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](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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