



**Price**  
**£475,000**

**Freehold**

4x  2x  2x 

**Parklands Avenue,  
Bognor Regis, West  
Sussex PO21**

**OVER 60?**

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

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## Accommodation

### GROUND FLOOR

Entrance Porch

Hall

Shower Room

Lounge: 16'0 into recess x 15'7 (4.88m x 4.75m)

Dining Area: 12'0 x 11'2 (3.66m x 3.41m)

Kitchen/Breakfast Room: 24'9 x 9'11 (7.55m x 3.02m)

### FIRST FLOOR

Landing

Bedroom 1: 12'1 at widest point x 11'1 (3.69m x 3.38m)

Bedroom 2: 12'0 at widest point x 11'0 (3.66m x 3.36m)

Bedroom 3: 11'0 x 8'0 (3.36m x 2.44m)

Bathroom

### OUTSIDE

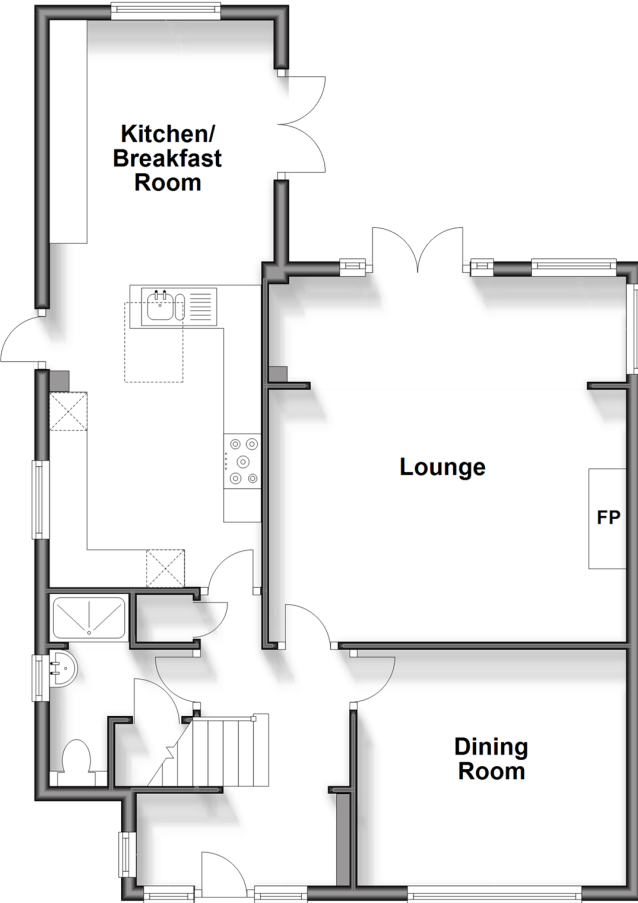
Front Garden

Off Street Parking

Rear Garden

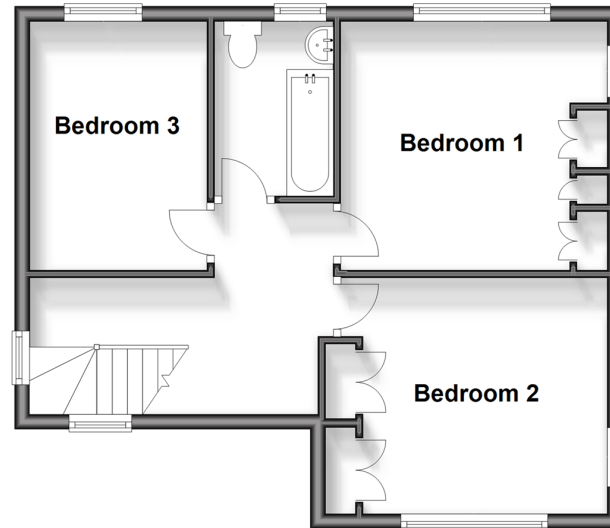
### Ground Floor

Approx. 70.7 sq. metres (761.5 sq. feet)



### First Floor

Approx. 45.1 sq. metres (485.0 sq. feet)





## Main features

- Quiet established residential cul-de-sac with local schools within walking distance
- Extended to create ample entertaining space
- Private and peaceful rear garden
- A short walk to the sea front and mainline railway station and local shops
- Extremely practical layout

## Nearest Schools

Primary Schools: Edward Bryant Primary 0.4 miles, St Mary's Catholic Primary 0.5 miles, Nyewood CofE Junior School 0.5 miles. Secondary Schools: The Regis 0.5 miles, Felpham Community College 1.1 miles, St Philip Howard Catholic High School 3.5 miles

## Transport Information

Train Stations: Bognor Regis 0.2 miles, Barnham 3.5 miles, Chichester 5.2 miles

## Address

Parklands Avenue, 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.

EPC RATING

CURRENT:	POTENTIAL:
D(67)	B(33)

40204554/20240614/GS1/SC