



Guide Price
£425,000

Freehold

3x  2x  1x 

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

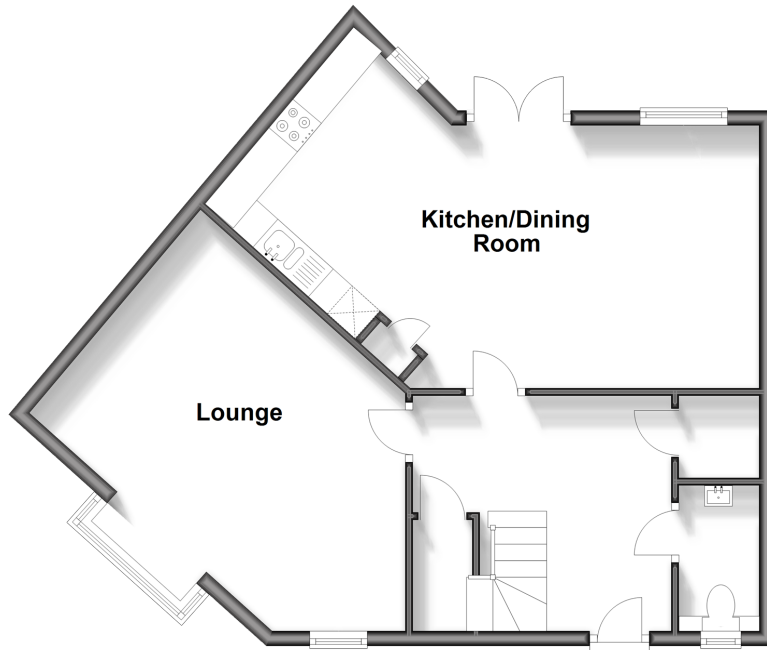
OVER 60?

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

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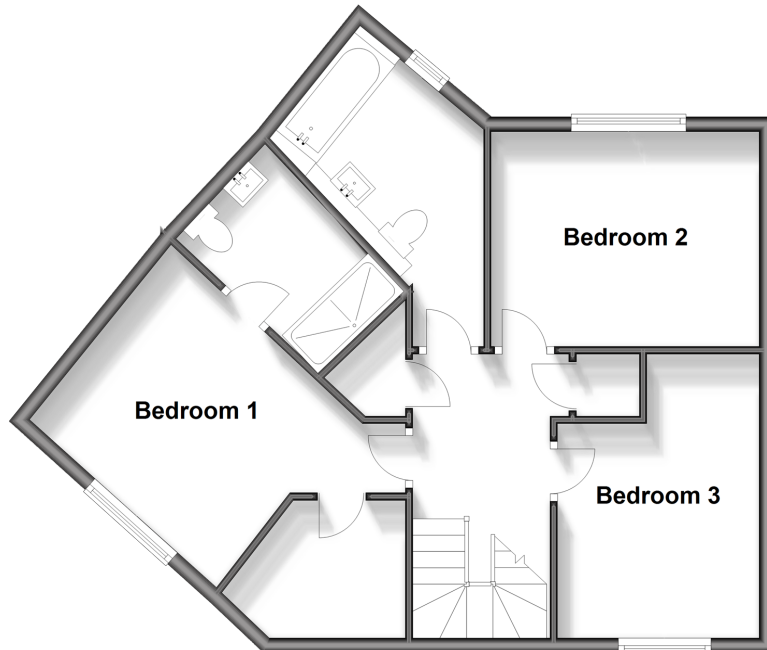
Ground Floor

Approx. 57.5 sq. metres (619.2 sq. feet)



First Floor

Approx. 57.6 sq. metres (620.2 sq. feet)



Accommodation

GROUND FLOOR

Hall

Cloakroom

Lounge: 18'3 at widest point x 14'7 at widest point (5.57m x 4.45m)

Kitchen/Dining Room: 23'10 at widest point x 11'7 at widest point (7.27m x 3.53m)

FIRST FLOOR

Landing

Bedroom 1: 11'0 into door well x 9'11 (3.36m x 3.02m)

En-Suite Shower Room

Dressing Area

Bedroom 2: 11'11 x 9'8 (3.63m x 2.95m)

Bedroom 3: 12'5 at widest point x 9'1 at widest point (3.79m x 2.77m)

Bathroom

OUTSIDE

Front Garden

Garage

Rear Garden



Main features

- One of only two properties of this style in this development
- Well presented family home
- Easy access to both the Cathedral City of Chichester and Bognor Regis
- Open green space nearby
- Local primary school a short distance



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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- 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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