



Price
£325,000

Freehold

3x  1x  2x 

**Aspen Way, Flansham,
Bognor Regis, West
Sussex PO22**

cubitt&west
Helping you move forwards



Main features

- Set in a desirable residential cul-de-sac in Flansham
- Well presented sunny aspect rear garden
- Highly regarded local schools are a convenient distance
- The forward chain is in place
- 'Worms Wood' is within walking distance

Accommodation

GROUND FLOOR

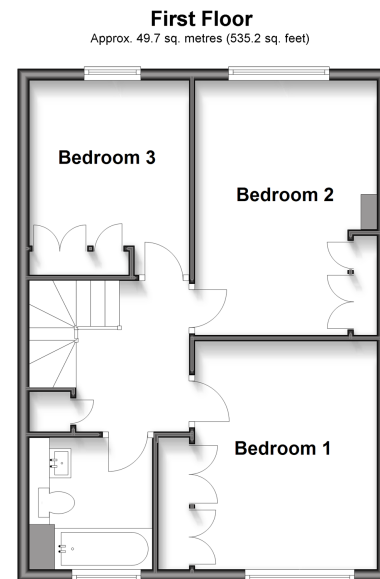
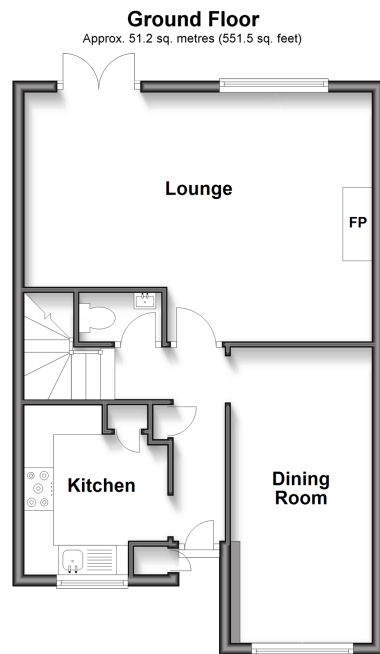
Hall
Cloakroom
Kitchen: 9'6 x 8'0 (2.90m x 2.44m)
Dining Room: 16'6 x 7'11 (5.03m x 2.41m)
Lounge: 19'10 at widest point x 13'11 at widest point (6.05m x 4.24m)

FIRST FLOOR

Landing
Bedroom 1: 14'3 x 10'7 up to fitted wardrobes (4.35m x 3.23m)
Bedroom 2: 12'8 at widest point x 10'7 at widest point (3.86m x 3.23m)
Bedroom 3: 9'1 into door well x 8'11 (2.77m x 2.72m)
Bathroom

OUTSIDE

Front Garden
Off Road Parking
Rear Garden



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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