

OVER 60?

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



Price

£800,000

Freehold

4x  3x  3x 

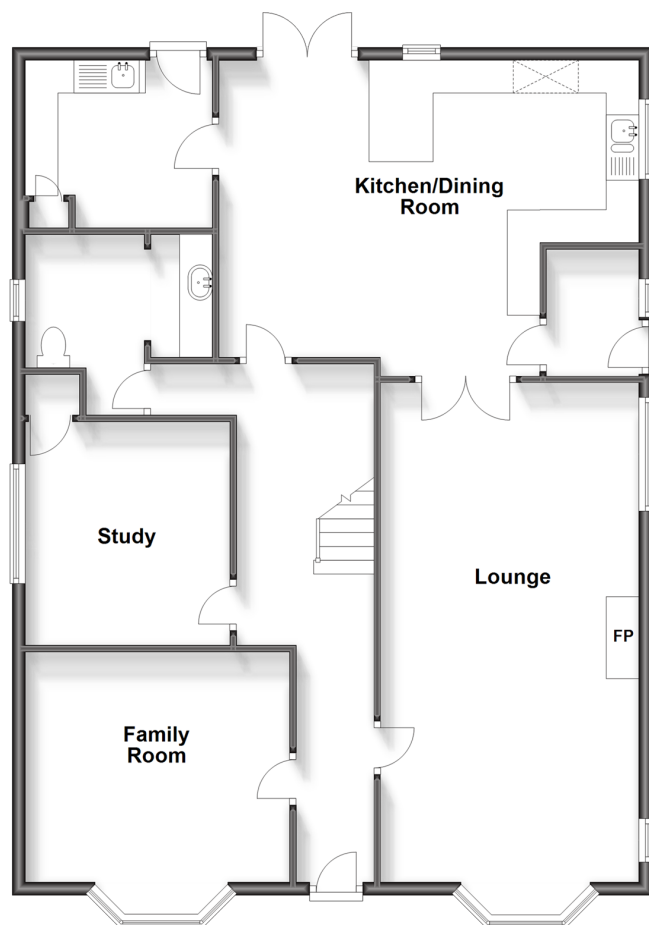
The Grove, Felpham, Bognor Regis, West

Sussex PO22

cubitt & west
Helping you move forwards

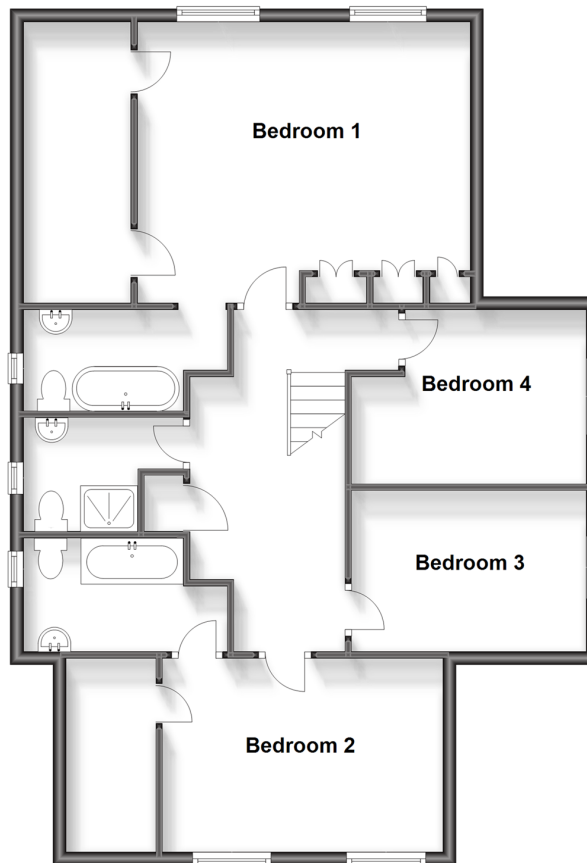
Ground Floor

Approx. 118.5 sq. metres (1275.6 sq. feet)



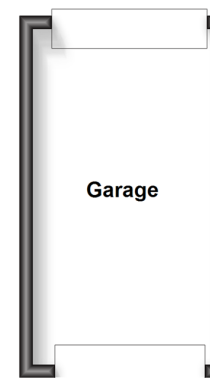
First Floor

Approx. 92.8 sq. metres (998.4 sq. feet)



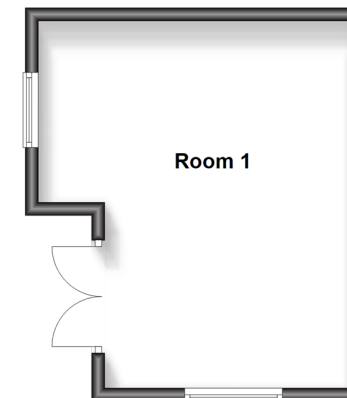
Outbuilding

Approx. 14.4 sq. metres (155.2 sq. feet)



Outbuilding

Approx. 23.8 sq. metres (256.3 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Lounge: 25'9 into bay x 12'11 into recess (7.85m x 3.94m)

Family Room: 13'5 into bay x 12'11 (4.09m x 3.94m)

Kitchen/Dining Room: 21'0 at widest point x 14'11 at widest point (6.41m x 4.55m)

Utility: 8'6 x 8'0 (2.59m x 2.44m)

Study: 11'2 x 9'11 (3.41m x 3.02m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 16'9 up to fitted wardrobes x 13'11 at widest point (5.11m x 4.24m)

En-Suite Bathroom

Bedroom 2: 14'1 up to fitted wardrobes x 9'10 (4.30m x 3.00m)

En-Suite Bathroom

Bedroom 3: 11'10 x 8'4 (3.61m x 2.54m)

Bedroom 4: 11'10 at widest point x 8'8 (3.61m x 2.64m)

Shower Room

OUTSIDE

Front Garden

Off Street Parking

OUTBUILDING

Detached Garage

OUTBUILDING

Room 1



Main features

- Stunning dual aspect larger than average living area
- Extremely well appointed bedrooms
- Local Sussex village feel and amenities
- Substantial size plot within walking distance to the sea
- Outbuilding and garage ideal for conversion, subject to planning consent



Nearest Schools

Primary Schools: Downview Primary 0.4 miles, Bishop Tufnell CofE Junior School, Felpham 0.6 miles, Edward Bryant Primary 1.0 miles. Secondary Schools: Felpham Community College 0.3 miles.



Transport Information

Train Stations: Bognor Regis 1.2 miles, Barnham 2.8 miles, Ford 4.0 miles



Address

The Grove, Felpham, Bognor Regis, West Sussex PO22



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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