



Price
£295,000

Freehold

3x  1x  1x 

**Southwark Walk, Rose
Green, Bognor Regis,
West Sussex PO21**

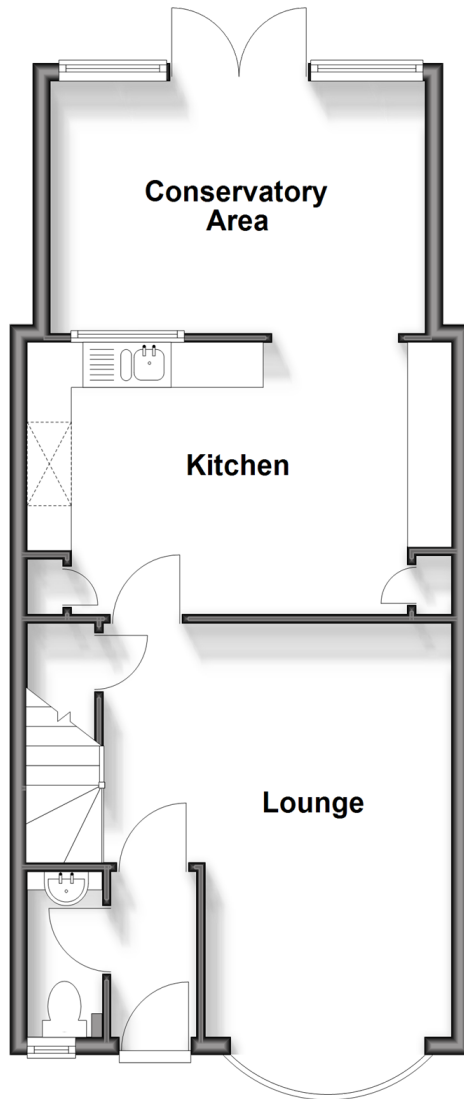
OVER 60?

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

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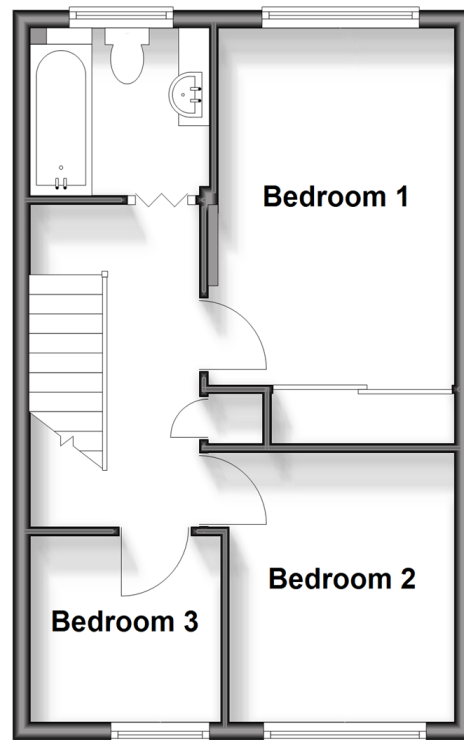
Ground Floor

Approx. 49.7 sq. metres (535.5 sq. feet)



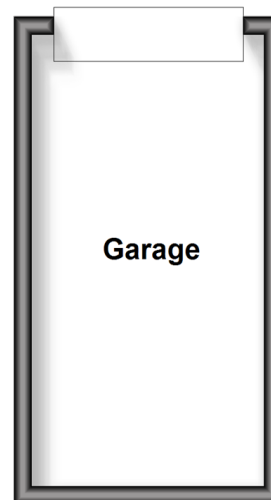
First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Outbuilding

Approx. 13.2 sq. metres (142.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 15'9 at widest point x 15'1 into bay (4.80m x 4.60m)

Kitchen: 15'9 x 9'11 (4.80m x 3.02m)

Conservatory Area: 14'0 x 9'5 (4.27m x 2.87m)

FIRST FLOOR

Landing

Bedroom 1: 13'1 up to fitted wardrobes x 8'10 (3.99m x 2.69m)

Bedroom 2: 10'1 x 8'7 (3.08m x 2.62m)

Bedroom 3: 7'2 x 7'1 (2.19m x 2.16m)

Bathroom

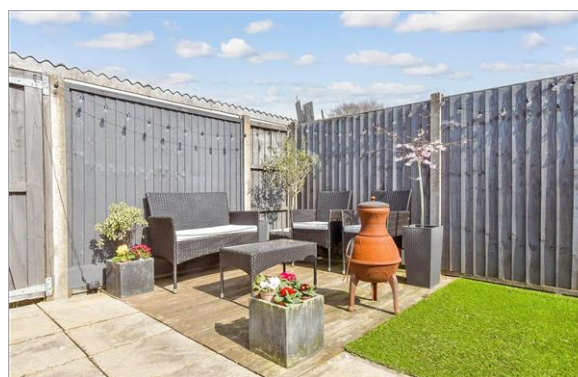
OUTSIDE

Front Garden

Rear Garden

OUTBUILDING

Garage En-Bloc



Main features

- Cul-de-sac
- Set back from the road
- Ideal for first time buyers
- Garage in compound with rental or sale potential, subject to title split
- Potential to create an open plan kitchen into the sun room, subject to building regulations



Nearest Schools

Primary Schools: Nyewood CofE Junior School 0.6 miles, Southway Primary 0.7 miles, Rose Green Junior School 0.7 miles. Secondary Schools: The Regis 0.8 miles, Felpham Community College 2.2 miles.



Transport Information

Train Stations: Bognor Regis 1.4 miles, Barnham 4.2 miles, Chichester 4.4 miles



Address

Southwark Walk, Rose Green, 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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