



**Guide Price**  
**£300,000**

**Freehold**

2x  1x  2x 

**Stroud Green Drive,  
Bognor Regis, West  
Sussex PO21**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Ideal purchase for a first time buyer
- Within close proximity of local schools and shops
- Modernised in recent years
- Close to a playing field with a community hall which is available to hire for events
- There is a local sports centre close by offering a variety of activities

## Accommodation

### GROUND FLOOR

Porch

Hallway

Lounge: 18'4 at widest point x 11'11 into recess (5.59m x 3.63m)

Bedroom 2: 11'11 x 8'9 (3.63m x 2.67m)

Bathroom

Bedroom 1: 11'11 into door well x 10'10 (3.63m x 3.30m)

Kitchen: 10'8 x 7'11 (3.25m x 2.41m)

Dining Area: 13'2 x 8'9 (4.02m x 2.67m)

### OUTSIDE

Front Garden

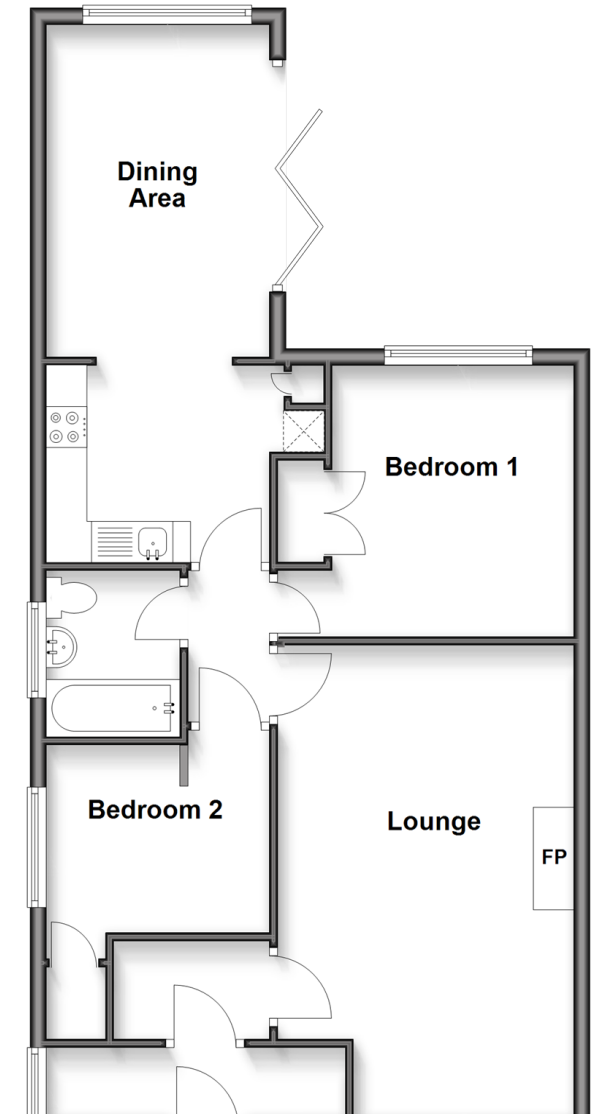
Rear Garden

Driveway

Garage

## Ground Floor

Approx. 70.8 sq. metres (762.5 sq. feet)



**Call Bognor - 01243 867632 ■ [cubittandwest.co.uk](http://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 50% less, by purchasing a Lifetime Lease.



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