



**Guide Price**  
**£285,000**

**Freehold**

2x  1x  1x 

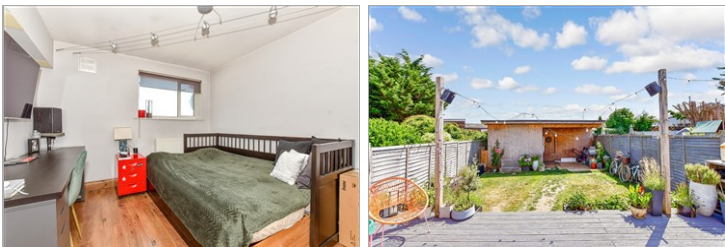
**Ash Grove, Bognor  
Regis, West Sussex  
PO22**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- No forward chain
- Excellent living space
- Ample off street parking
- Ideal for first family home
- Loft room currently used as a bedroom

## Accommodation

### GROUND FLOOR

Lounge: 14'7 at widest point x 13'1 (4.45m x 3.99m)

Kitchen/Diner: 18'0 x 10'1 (5.49m x 3.08m)

Conservatory: 15'5 x 12'8 (4.70m x 3.86m)

### FIRST FLOOR

Landing

Bedroom 1: 12'1 into door well x 11'8 (3.69m x 3.56m)

Bedroom 2: 11'5 x 10'3 at widest point (3.48m x 3.13m)

Dressing Room: 9'9 x 9'1 (2.97m x 2.77m)

Family Bathroom

### SECOND FLOOR

Loft Room: 19'3 at widest point x 14'3 at widest point (5.87m x 4.35m)

### OUTSIDE

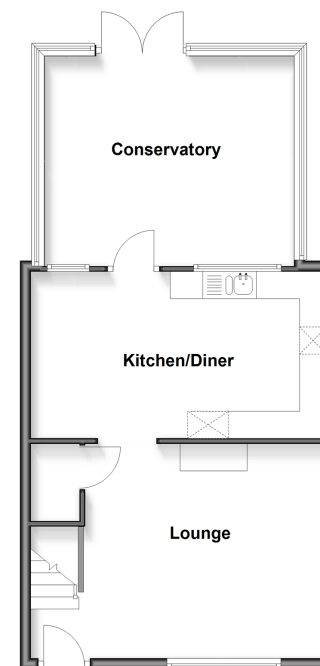
Front Garden

Rear Garden

Off Street Parking

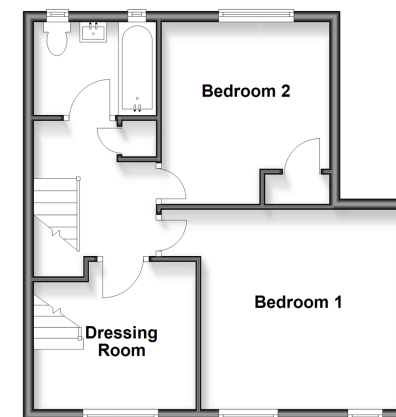
### Ground Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



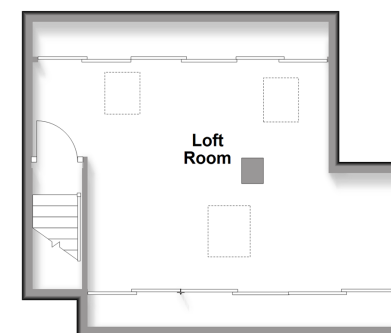
### First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



### Second Floor

Approx. 34.0 sq. metres (365.4 sq. feet)



**Call Bognor - 01243 867632 ■ cubittandwest.co.uk**

- The seller is a person connected with Cubitt & West as defined in the Estate Agents Act 1979
- 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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