



**Guide Price**  
**£275,000**

**Freehold**

3x  1x  1x 

**The Hartings, Flansham  
Park, Felpham, Bognor  
Regis, West Sussex  
PO22**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- This spacious end of terrace house is in a popular location east of Bognor Regis
- Good size sunny aspect rear garden
- The conservatory overlooks the rear garden
- The bedrooms are of a generous size
- The doctors surgery is a convenient distance

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Kitchen: 11'2 x 8'6 (3.41m x 2.59m)  
Lounge: 18'1 x 11'0 (5.52m x 3.36m)  
Conservatory

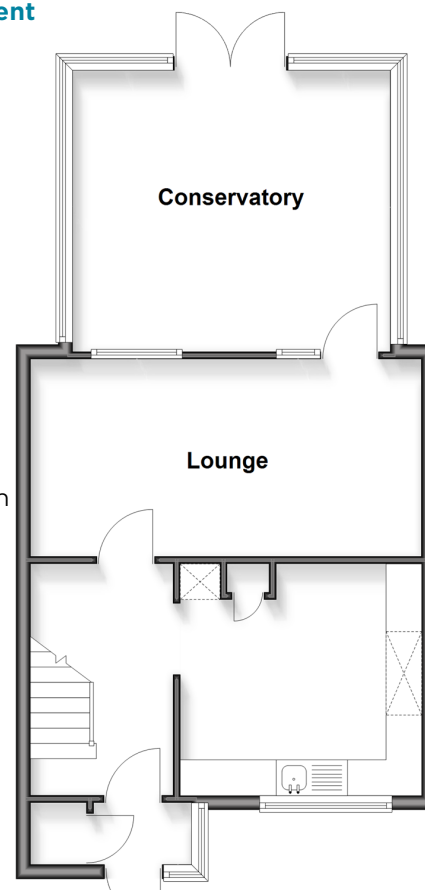
### FIRST FLOOR

Landing  
Bedroom 1: 11'7 x 9'2 into door well (3.53m x 2.80m)  
Bedroom 2: 11'7 x 8'8 into door well (3.53m x 2.64m)  
Bedroom 3: 7'8 x 6'7 (2.34m x 2.01m)  
Bathroom

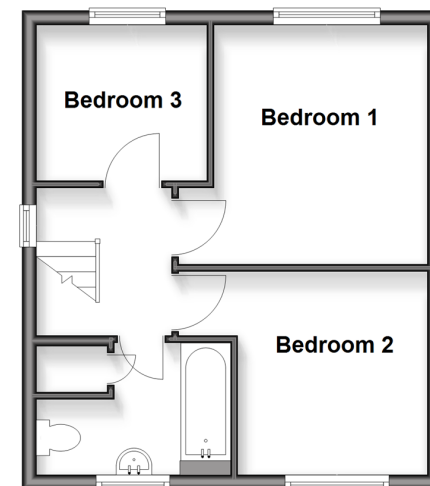
### OUTSIDE

Front Garden  
Rear Garden  
Garage en bloc

**Ground Floor**  
Approx. 53.8 sq. metres (579.2 sq. feet)



**First Floor**  
Approx. 34.6 sq. metres (372.8 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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