



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£275,000**

**Freehold**

3x 1x 1x

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

**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

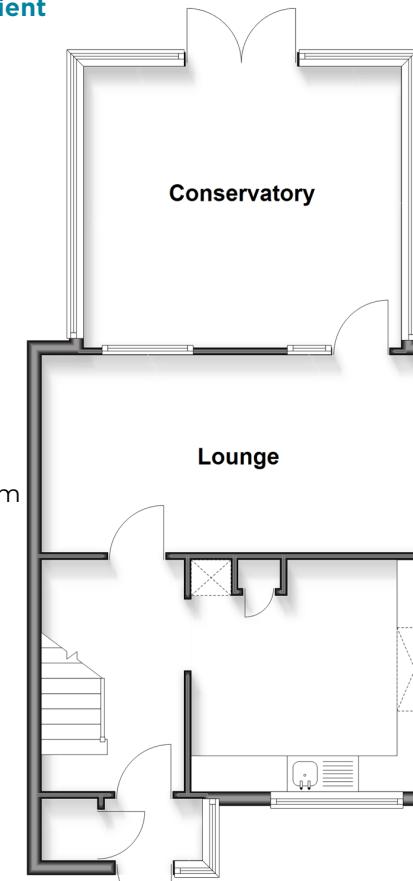
Front Garden

Rear Garden

Garage en bloc

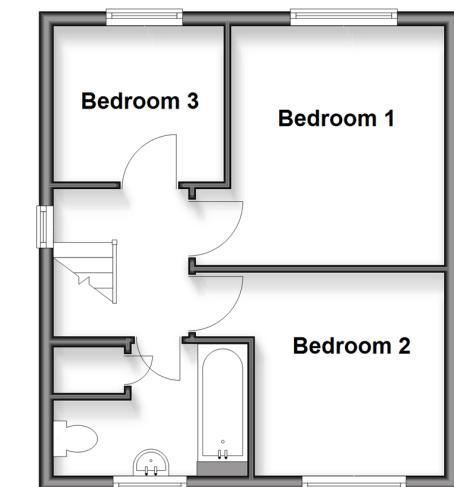
### Ground Floor

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



CURRENT:  
C(72)

POTENTIAL:  
C(78)



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