



Price
£275,000

Freehold

3x  1x  1x 

**Birdham Close, Bognor
Regis, West Sussex
PO21**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Modern family house located a short drive to the City of Chichester
- Convenience stores a short distance
- No onward chain
- Modern internal specification
- Local schools a convenient distance

Accommodation

GROUND FLOOR

Hall

Kitchen: 9'9 x 6'9 (2.97m x 2.06m)

Lounge/Dining Room: 16'3 into alcove x 15'1 (4.96m x 4.60m)

FIRST FLOOR

Landing

Bedroom 1: 10'5 up to fitted wardrobes x 9'10 into door well (3.18m x 3.00m)

Bedroom 2: 10'6 x 10'0 up to fitted wardrobes (3.20m x 3.05m)

Bedroom 3: 7'6 x 6'10 (2.29m x 2.08m)

Bathroom: 6'1 x 5'9 (1.86m x 1.75m)

OUTSIDE

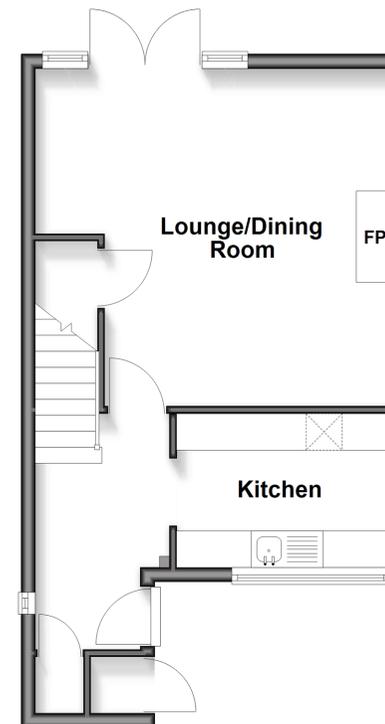
Front Garden

Rear Garden

Driveway

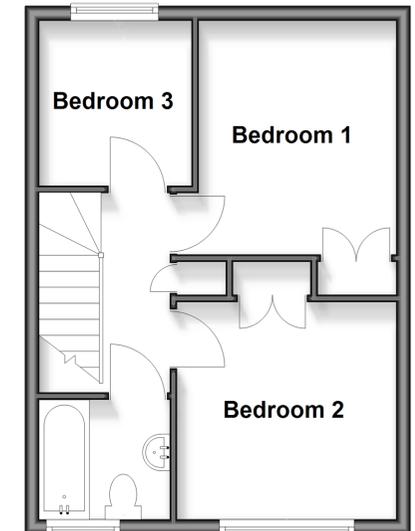
Ground Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.6 sq. feet)



Call Bognor - 01243 867632 ■ 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 59% less, by purchasing a Lifetime Lease



40205054/20260203/GS1/LS