



Guide Price
£399,000

Freehold

4x  3x  3x 

**Arun Road, Bognor
Regis, West Sussex
PO21**

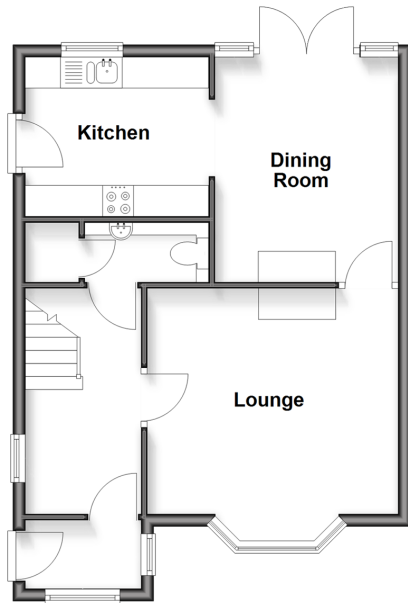
OVER 60?

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

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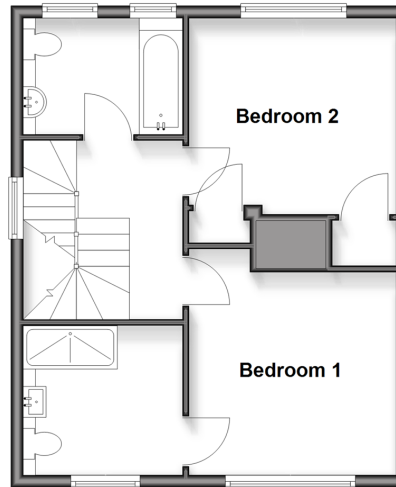
Ground Floor

Approx. 47.1 sq. metres (506.8 sq. feet)



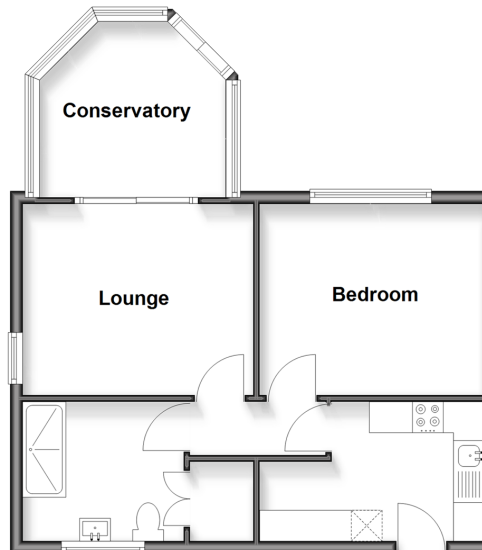
First Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



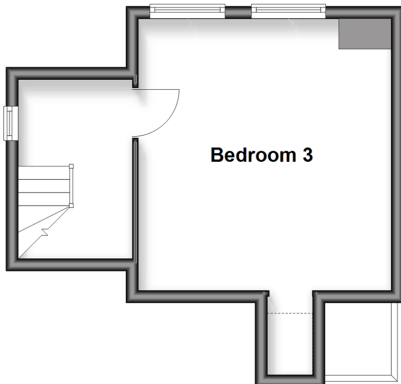
Annexe

Approx. 48.7 sq. metres (524.4 sq. feet)



Second Floor

Approx. 24.6 sq. metres (265.2 sq. feet)
(excluding unnamed room)



Accommodation

GROUND FLOOR

Porch

Hall

Cloakroom

Lounge: 13'5 x 11'11 (4.09m x 3.63m)

Dining Room: 12'4 x 9'0 (3.76m x 2.75m)

Kitchen: 9'9 x 8'5 (2.97m x 2.57m)

FIRST FLOOR

Landing

Bedroom 1: 11'3 at widest point x 10'5 (3.43m x 3.18m)

En-Suite Shower Room

Bedroom 2: 11'3 x 10'10 (3.43m x 3.30m)

Bathroom

SECOND FLOOR

Landing

Bedroom 3: 14'6 x 13'5 (4.42m x 4.09m)

ANNEXE

Annexe Kitchen: 12'1 x 7'4 (3.69m x 2.24m)

Annexe Lounge: 14'2 x 12'4 (4.32m x 3.76m)

Annexe Bedroom: 11'11 x 10'2 (3.63m x 3.10m)

Annexe Shower Room: 8'1 x 7'4 (2.47m x 2.24m)

Annexe Conservatory: 9'10 x 9'7 (3.00m x 2.92m)

OUTSIDE

Front Garden

Rear Garden

Driveway

Garage



Main features

- Beautifully presented extended family house
- Separate detached 1 bedroom annexe
- Generously sized double bedrooms
- 2 bathrooms and a downstairs cloakroom
- Good size rear garden
- Offered with no forward chain



Nearest Schools

Primary Schools: Nyewood CofE Junior School 0.1 miles, Southway Primary 0.2 miles, Laburnum Grove Junior School, Bognor Regis 0.8 miles. Secondary Schools: The Regis 0.3 miles, Felpham Community College 1.7 miles, St Philip Howard Catholic High School 3.7 miles.



Transport Information

Train Stations: Bognor Regis 0.8 miles, Barnham 3.7 miles, Chichester 4.7 miles



Address

Arun Road, Bognor Regis, West Sussex PO21



Directions

For directions to this property please contact us.



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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