



**Guide Price**  
**£380,000**

**Freehold**

3x  1x  1x 

**Queens Fields West,  
West Meads, Bognor  
Regis, West Sussex  
PO21**

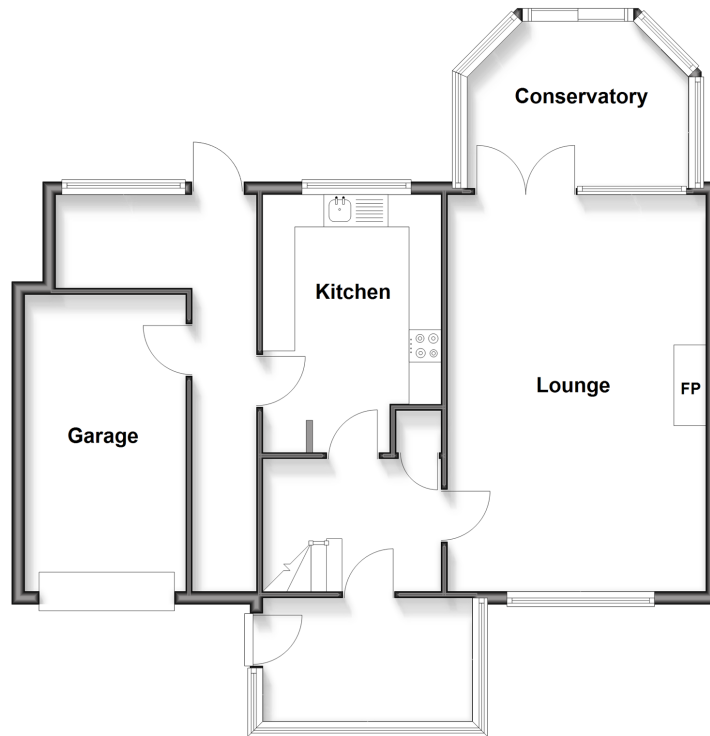
**OVER 60?**

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

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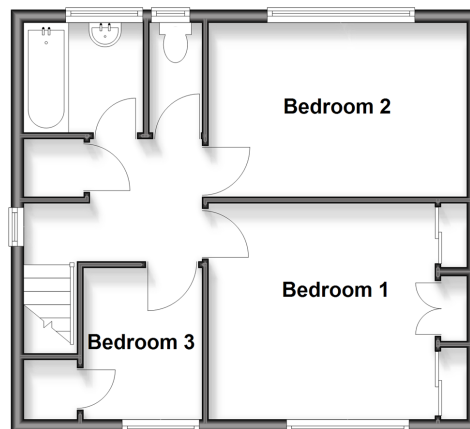
### Ground Floor

Approx. 79.7 sq. metres (857.5 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Hallway

Lounge: 20'0 x 13'4 into recess (6.10m x 4.07m)

Conservatory: 11'9 x 8'6 (3.58m x 2.59m)

Kitchen: 13'0 x 9'0 (3.97m x 2.75m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 up to fitted wardrobes x 11'0 (3.66m x 3.36m)

Bedroom 2: 13'6 x 8'7 (4.12m x 2.62m)

Bedroom 3: 7'6 x 5'8 (2.29m x 1.73m)

Family Bathroom: 6'1 x 5'10 (1.86m x 1.78m)

Separate Toilet

### OUTSIDE

Front Garden

Rear Garden

Driveway

Garage To The Side



## Main features

- Ideal family link-detached house in a popular location
- Overlooking open green space
- Good size rear garden
- Plenty of off street parking and a garage
- Scope for further modernisation



### Nearest Schools

Primary Schools: Nyewood CofE Junior School 0.4 miles, Southway Primary 0.5 miles, Rose Green Junior School 0.9 miles. Secondary Schools: The Regis 0.6 miles, Felpham Community College 2.1 miles, Arabesque School of Performing Arts 3.5 miles.



### Transport Information

Train Stations: Bognor Regis 1.2 miles, Barnham 4.0 miles, Chichester 4.4 miles



### Address

Queens Fields West, West Meads, 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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property



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