



Guide Price
£255,000

Freehold

2x 2x 1x

**Wood Hill Way,
Felpham, Bognor Regis,
West Sussex PO22**

cubitt & west
Helping you move forwards



Main features

- Ideal for first time buyers or small families
- Close to outdoor spaces for recreation
- Easy access into Bognor Regis, Chichester and Littlehampton
- Well maintained and move in ready with no immediate work needed

Accommodation

GROUND FLOOR

Hallway

Kitchen: 10'4 x 6'2 (3.15m x 1.88m)

Cloakroom

Lounge/Diner: 17'3 x 12'7 at widest point (5.26m x 3.84m)

FIRST FLOOR

Landing

Bedroom 1: 10'9 up to fitted wardrobes x 8'4 (3.28m x 2.54m)

En-Suite Bathroom

Bedroom 2: 12'7 x 9'2 (3.84m x 2.80m)

En-Suite Shower Room

OUTSIDE

Front Garden

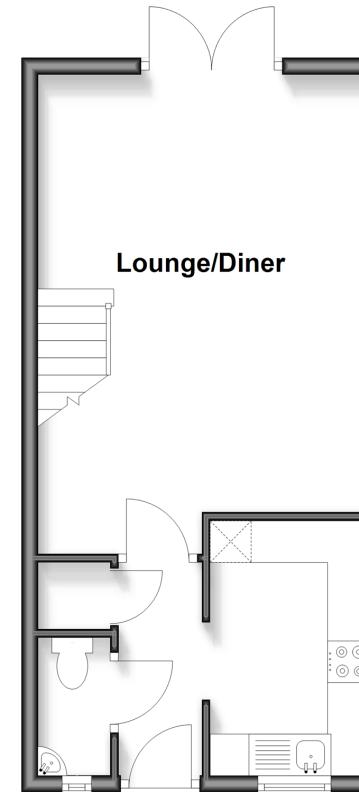
Rear Garden

2 Parking Spaces

Garage

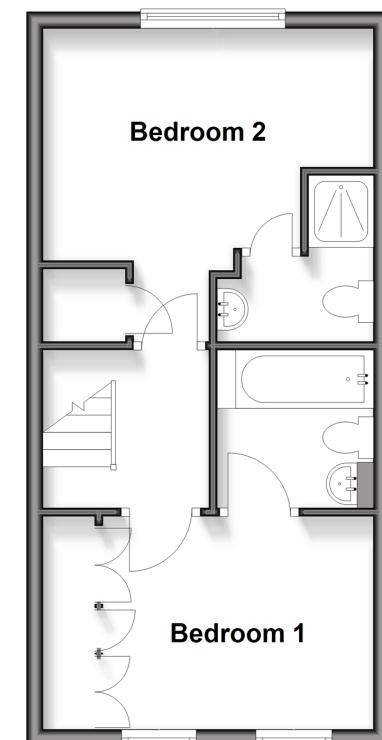
Ground Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.9 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 50% less, by purchasing a Lifetime Lease.



CURRENT:
C(79)

POTENTIAL:
B(84)



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