



**Guide Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Alperton Close,  
Nyetimber, Bognor  
Regis, West Sussex  
PO21**

**OVER 60?**

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

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## Ground Floor

Approx. 103.8 sq. metres (1116.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 11'0 x 9'7 (3.36m x 2.92m)

Lounge: 20'5 x 11'0 into recess (6.23m x 3.36m)

Inner Hall

Bedroom 1: 12'11 x 11'8 (3.94m x 3.56m)

Bedroom 2: 12'1 into door well x 9'6 (3.69m x 2.90m)

Bedroom 3: 12'0 x 9'0 (3.66m x 2.75m)

Shower Room

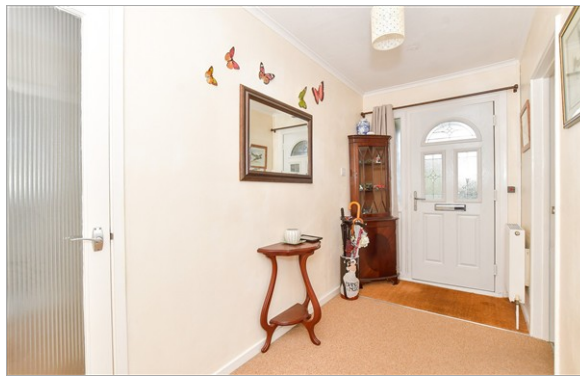
### OUTSIDE

Front Garden

Rear Garden

Off Street Parking

Garage To the Side



## Main features

- No onward chain
- Convenient distance to Pagham village shops and public houses
- Ideal purchase for a seaside retirement
- Close to bus stops for the 600 bus route between Bognor town and Chichester
- Avisford Park recreation ground is a short distance away for outdoor activity



### Nearest Schools

Primary Schools: Rose Green Junior School 0.3 miles, Nyewood CofE Junior School 1.4 miles, Southway Primary 1.6 miles. Secondary Schools: The Regis 1.7 miles, Felpham Community College 3.0 miles.



### Transport Information

Train Stations: Bognor Regis 2.1 miles, Chichester 4.4 miles, Barnham 5.1 miles



### Address

Alperton Close, Nyetimber, Bognor Regis, West Sussex PO21



### Directions

For directions to this property please contact us.



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Call Bognor Branch 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 59% less, by purchasing a Lifetime Lease



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