



**Guide Price**  
**£375,000**

**Freehold**

4x  1x  1x 

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

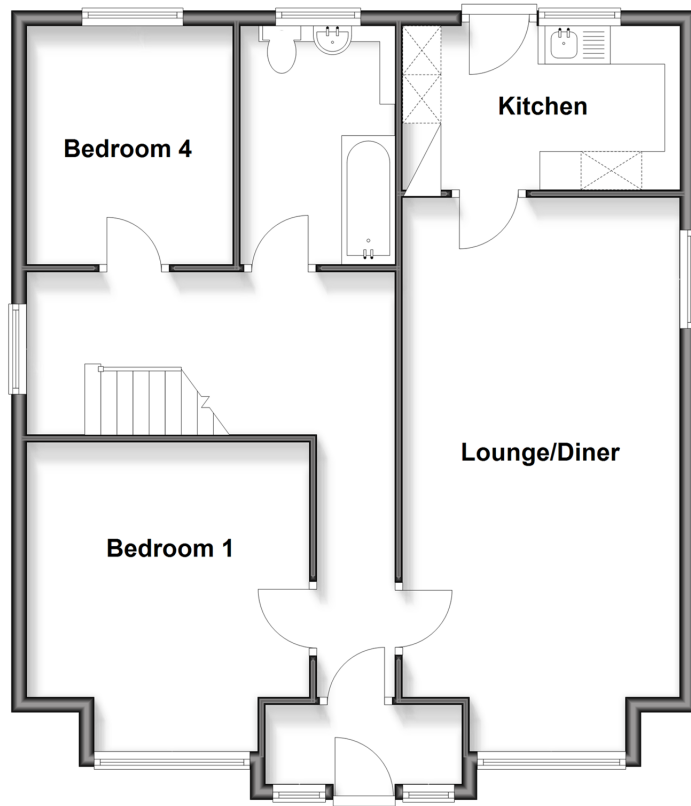
**OVER 60?**

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

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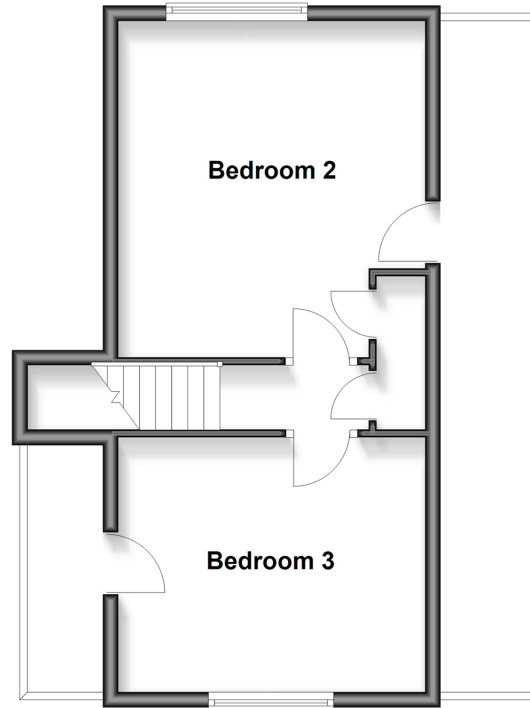
### Ground Floor

Approx. 81.1 sq. metres (872.4 sq. feet)



### First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



### Outbuilding

Approx. 12.9 sq. metres (138.6 sq. feet)



## Accommodation

### GROUND FLOOR

Lobby: 6'11 x 4'10 (2.11m x 1.47m)

Hallway

Lounge/Diner: 23'5 at widest point x 12'0  
(7.14m x 3.66m)

Kitchen: 11'11 x 7'2 (3.63m x 2.19m)

Bedroom 4: 10'1 x 8'10 (3.08m x 2.69m)

Bedroom 1: 13'2 at widest point x 11'10  
(4.02m x 3.61m)

### FIRST FLOOR

Landing

Bedroom 2: 14'0 x 13'0 (4.27m x 3.97m)

Bedroom 3: 13'2 x 11'1 (4.02m x 3.38m)

### OUTSIDE

Front Garden

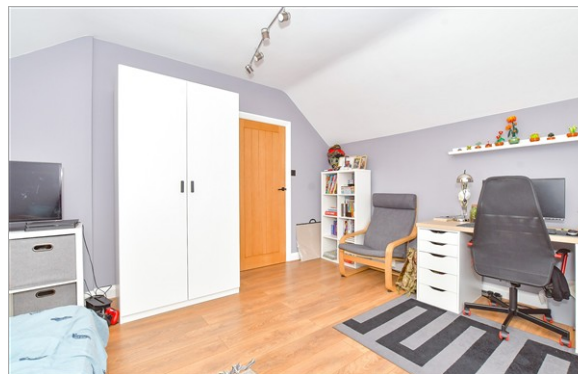
Rear Garden

Driveway

### OUTBUILDING

Store Room





## Main features

- Beautifully presented chalet bungalow
- Well proportioned throughout
- Driveway for several vehicles
- Modern refurbished kitchen and bathroom
- Delightful enclosed rear garden
- Versatile living space
- Positioned on the outskirts of Bognor Regis offering suburban living



### Nearest Schools

Primary Schools: Nyewood CofE Junior School 0.1 miles, Southway Primary 0.3 miles, Laburnum Grove Junior School, Bognor Regis 0.7 miles. Secondary Schools: The Regis 0.3 miles, Felpham Community College 1.5 miles.



### Transport Information

Train Stations: Bognor Regis 0.6 miles, Barnham 3.6 miles, Chichester 4.9 miles



### Address

Pevensy Road, 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](https://www.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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