



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Price**  
**£415,000**

**Freehold**

4x 2x 2x

**Bramley Gardens,  
Bognor Regis, West  
Sussex PO22**

**cubitt & west**  
Helping you move forwards



## Main features

- Quiet cul-de-sac
- Private and peaceful rear garden
- Double garage with conversion potential (subject to planning consent)
- Deceptively spacious layout
- Good transport links making this ideal for commuters

## Accommodation

### GROUND FLOOR

#### Hall

Living Area: 22'0 x 9'11 (6.71m x 3.02m)

Conservatory: 15'9 x 7'7 (4.80m x 2.31m)

Dining Area: 9'8 x 7'7 (2.95m x 2.31m)

Kitchen: 15'5 x 8'0 (4.70m x 2.44m)

#### Utility Room

#### Cloakroom

#### Study

### FIRST FLOOR

#### Landing

Bedroom 1: 11'0 x 9'9 (3.36m x 2.97m)

En-Suite Shower Room

#### Shower Room

Bedroom 2: 11'9 x 8'11 (3.58m x 2.72m)

Bedroom 3: 8'9 x 7'9 (2.67m x 2.36m)

Bedroom 4: 8'3 x 6'4 (2.52m x 1.93m)

### OUTSIDE

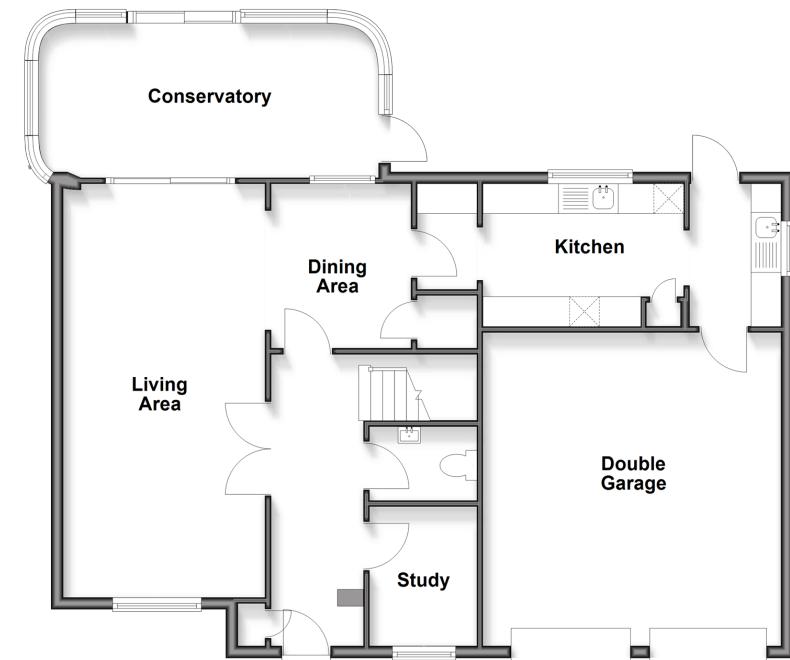
#### Front Garden

#### Rear Garden

#### Off Street Parking

#### Double Garage

**Ground Floor**  
Approx. 106.2 sq. metres (1143.2 sq. feet)



**First Floor**  
Approx. 47.9 sq. metres (515.8 sq. feet)



Call Bognor - 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 50% less, by purchasing a Lifetime Lease.



40202540/20250819/GS1/SC