



Price
£415,000

Freehold

4x  2x  2x 

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

OVER 60?

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

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

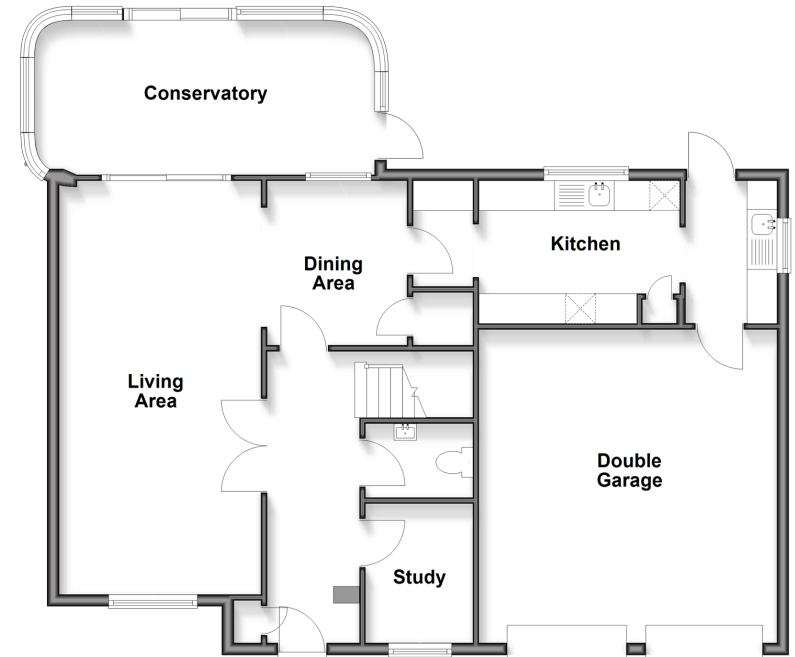
FIRST FLOOR

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)

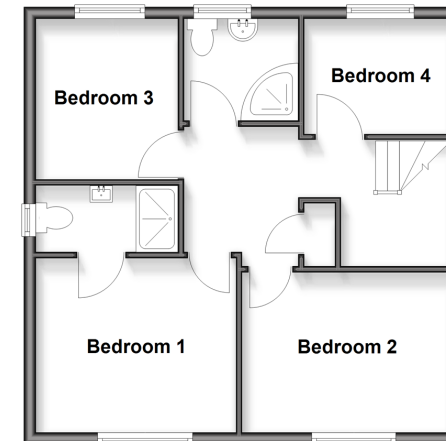
OUTSIDE

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

- 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.



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