



**Guide Price**  
**£240,000**

**Freehold**

2x  1x  1x 

**Warblers Way, Bognor  
Regis, West Sussex  
PO22**

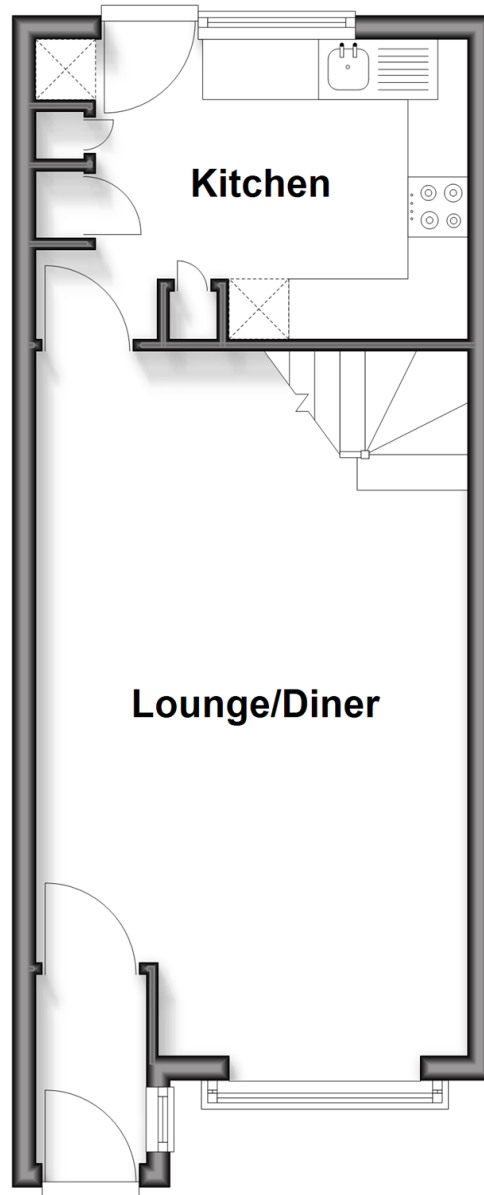
**OVER 60?**

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

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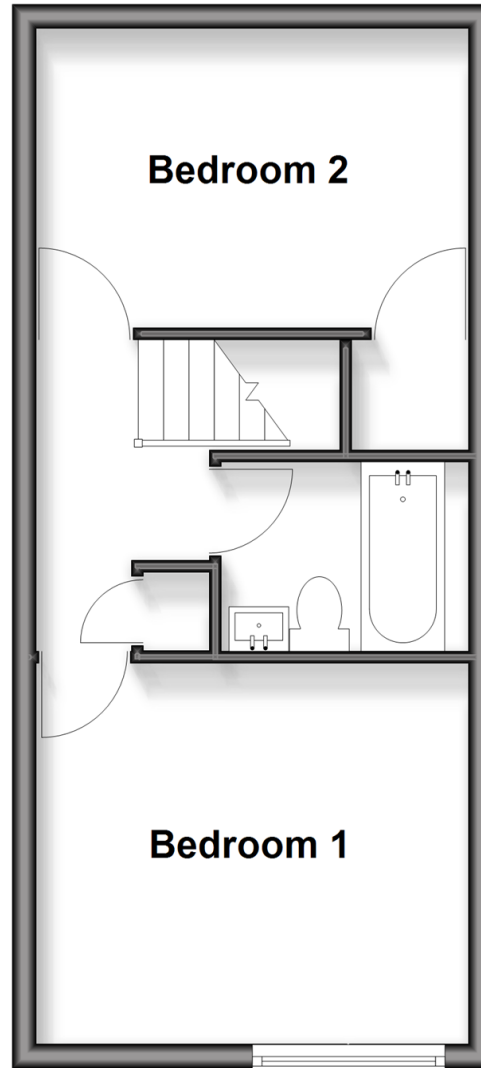
## Ground Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



## First Floor

Approx. 30.6 sq. metres (329.3 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Lounge/Diner: 19'2 x 11'9 at widest point  
(5.85m x 3.58m)

Kitchen: 11'9 x 8'3 (3.58m x 2.52m)

### FIRST FLOOR

Landing

Bedroom 1: 11'9 x 10'6 (3.58m x 3.20m)

Bathroom

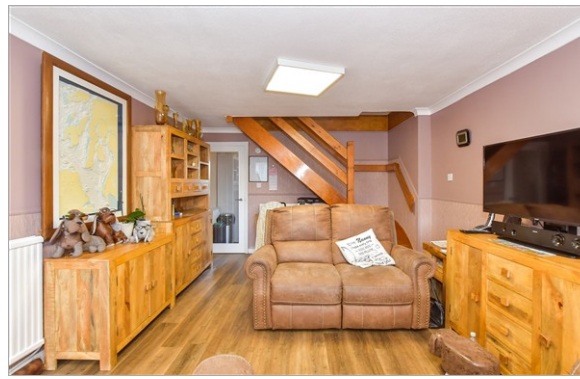
Bedroom 2: 11'9 x 8'2 (3.58m x 2.49m)

### OUTSIDE

Front Garden

Rear Garden

Garage En-Bloc



## Main features

- Quiet cul-de-sac setting
- A short drive to Chichester and the South Downs National Park
- Low-maintenance outdoor space
- Well suited for first time buyers and investors
- Ideal location for enjoying both town amenities and coastal living



### Nearest Schools

Primary Schools: Laburnum Grove Junior School, Bognor Regis 0.2 miles, South Bersted CofE Primary 0.4 miles, Southway Primary 0.6 miles. Secondary Schools: The Regis 0.6 miles, Felpham Community College 1.3 miles.



### Transport Information

Train Stations: Bognor Regis 1.0 miles, Barnham 2.7 miles, Chichester 4.7 miles



### Address

Warblers Way, Bognor Regis, West Sussex PO22



### Directions

For directions to this property please contact us.



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- 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.

EPC RATING

CURRENT:	POTENTIAL:
D(62)	B(37)

40204950/20251018/GS1/IH