



- Beautifully Presented Detached Bungalow
- Two Double Bedrooms
- Modern Fitted Kitchen with Integrated Appliances
- Sizeable Lounge with a Feature Fire Place
- Lovely Conservatory Extension
- Large Fitted Bathroom
- UPVC Double Glazing and Gas Fired Central Heating Throughout
- Landscaped and Secluded Rear Garden
- In and Out Driveway Providing plenty off road Parking Leading to the Garage
- Located in the Popular West Meads Estate

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Whitlocks Estate Agents are delighted to bring to the market this beautifully presented Detached Bungalow, positioned in the sought after West Meads Estate a short stroll away from a variety of amenities, including a Doctors, Convenience Store, Post Office and many more.

The property has been redecorated throughout to a high standard in our opinion and consists of a beautifully modern fitted Kitchen benefitting from a full range of integrated appliances, the Kitchen opens out into a well appointed brick built Conservatory that is currently being utilised as a separate Dining room. There is also a separate Lounge, which offers plenty of space and is flooded with natural light.

Further benefits include two double Bedrooms both of which have the added convenience from built in wardrobes, providing plenty of storage space, there is also a large fitted Bathroom.

Outside to the rear, the Garden is of a fantastic size and offers complete seclusion. There is a large patio area providing the perfect space for outdoor dining and entertaining, moreover there is also an outbuilding that benefits from both power and light which could be used as an office or summer house!

To the front of the property there is an in and out Driveway providing plenty of off road parking, there is also a Garage with an up and over door.

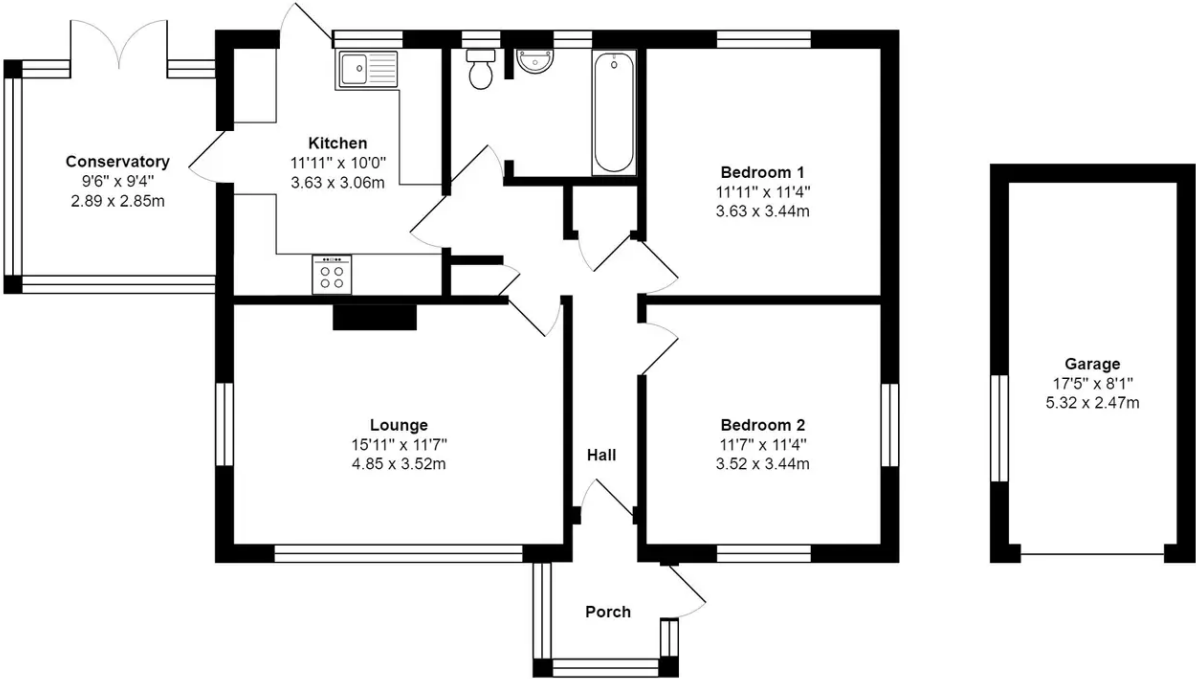
Viewing is a must to appreciate the modern and spacious accommodation this property has to offer.





A popular and small residential estate, west of Bognor Regis and mainly comprising of Bungalows with a convenient central Parade of Shops including Convenience Stores, Dental Practice, Doctors Surgery, Chemist, a highly regarded Veterinary Clinic, a Solicitors and Community Centre. West Meads also boasts a recreation ground which is ideal for dog walking and hosts community sports activities such as football, there is also a Bus Service providing transport to Rose Green and Bognor Regis where further amenities can be found. The charming Cathedral City of Chichester is just under 6 miles away and offers many Shops, Bars, Restaurants, a Hospital, a Theatre a College and a University. Chichester is also within close proximity to the famous Glorious Goodwood and Racecourse.

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Total Area: 1024 ft² ... 95.1 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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