

# Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of

£475,000

Freehold

**Marlborough Court, West Meads, Bognor Regis, PO21 5QH**



**Book a Viewing**

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**<http://www.clarkesestates.co.uk>**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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**IMPORTANT NOTICE**  
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

*Service you deserve. People you trust.*

**01243 861344**



- Link Detached Bungalow
- Popular Location
- Three Bedrooms
- Sitting Room With Log Burner
- Conservatory
- Garage & Off Road Parking



## Accommodation

Hallway: 9' 11" x 7' 0" into alcove (3.04m x 2.14m)

Sitting Room: 20' 3" x 12' 0" (6.19m x 3.66m)

Dining Room: 17' 3" x 14' 0" (5.28m x 4.27m)

Kitchen: 10' 7" x 7' 10" (3.23m x 2.39m)

Inner Hall: 7' 11" x 2' 9" (2.43m x 0.84m)

Bedroom 1: 13' 11" x 11' 10" (4.25m x 3.63m)

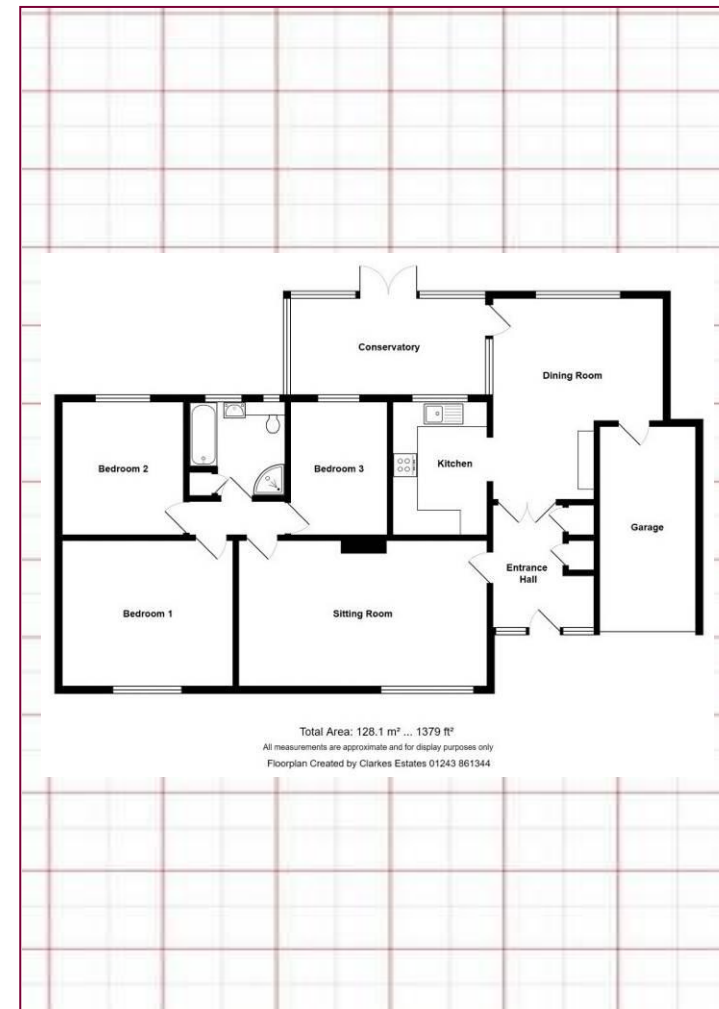
Bedroom 2: 10' 10" x 9' 10" (3.31m x 3.01m)

Bedroom 3: 10' 9" x 7' 10" (3.28m x 2.39m)

Conservatory: 13' 10" x 8' 8" (4.24m x 2.65m)

Garage: 15' 5" x 7' 10" (4.70m x 2.39m)

Council Tax Band: E



## What the agent says... “,”

An immaculately presented three-bedroom link detached bungalow situated in the popular location of West Meads. This quiet residential area is conveniently close to a green space, local shops and amenities including a doctor's surgery, vet, and bus stops.

The accommodation comprises a spacious entrance hall with two fitted cupboards, a generous sitting room, with a log burner. The fitted kitchen with integrated washing machine is open to the dining room, which is L-shaped and features a breakfast bar area. A door from the dining room leads into the integral garage and another to the conservatory overlooking the rear garden.

An inner hall leads off the sitting room to the three bedrooms and family bathroom. There are two well-proportioned double bedrooms and a third smaller room. The bathroom has a separate corner shower cubicle and bath.

The property has been well maintained by the current owner and has received a full refurbishment in recent years. It has gas fired central heating and uPVC double glazing throughout.

Externally, there is a large brick paved driveway which could accommodate several vehicles, leading to the integral garage which has a

remote-controlled roller door. There is also an attractive front lawn. The landscaped rear gardens feature a raised decking area, access from the conservatory, which is ideal for al fresco dining. There is also a second decked area under an attractive pagoda, with a raised fishpond. The gardens are screened with mature shrubbery providing privacy. Finally, there is a timber summer house and shed.

We anticipate this will be a lovely long-term home for an incoming buyer in a desirable area and viewings are highly recommended.

