



## 3 College Close, West Meads

This bright and spacious detached bungalow is situated within the ever popular area of West Meads.



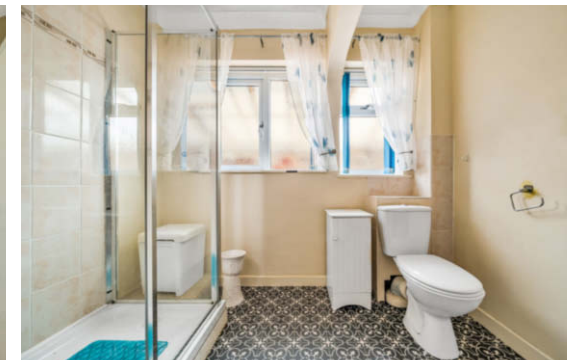
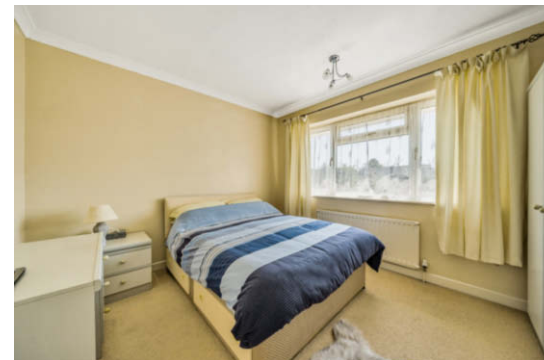
- ▶ Detached Bungalow
- ▶ Sitting/Dining Room
- ▶ Conservatory
- ▶ Shower Room
- ▶ Garage Accessed from the Rear Garden
- ▶ Entrance Porch
- ▶ Fully Fitted Modern Kitchen
- ▶ Two Double Bedrooms
- ▶ Secluded Rear Garden
- ▶ No Onward Chain

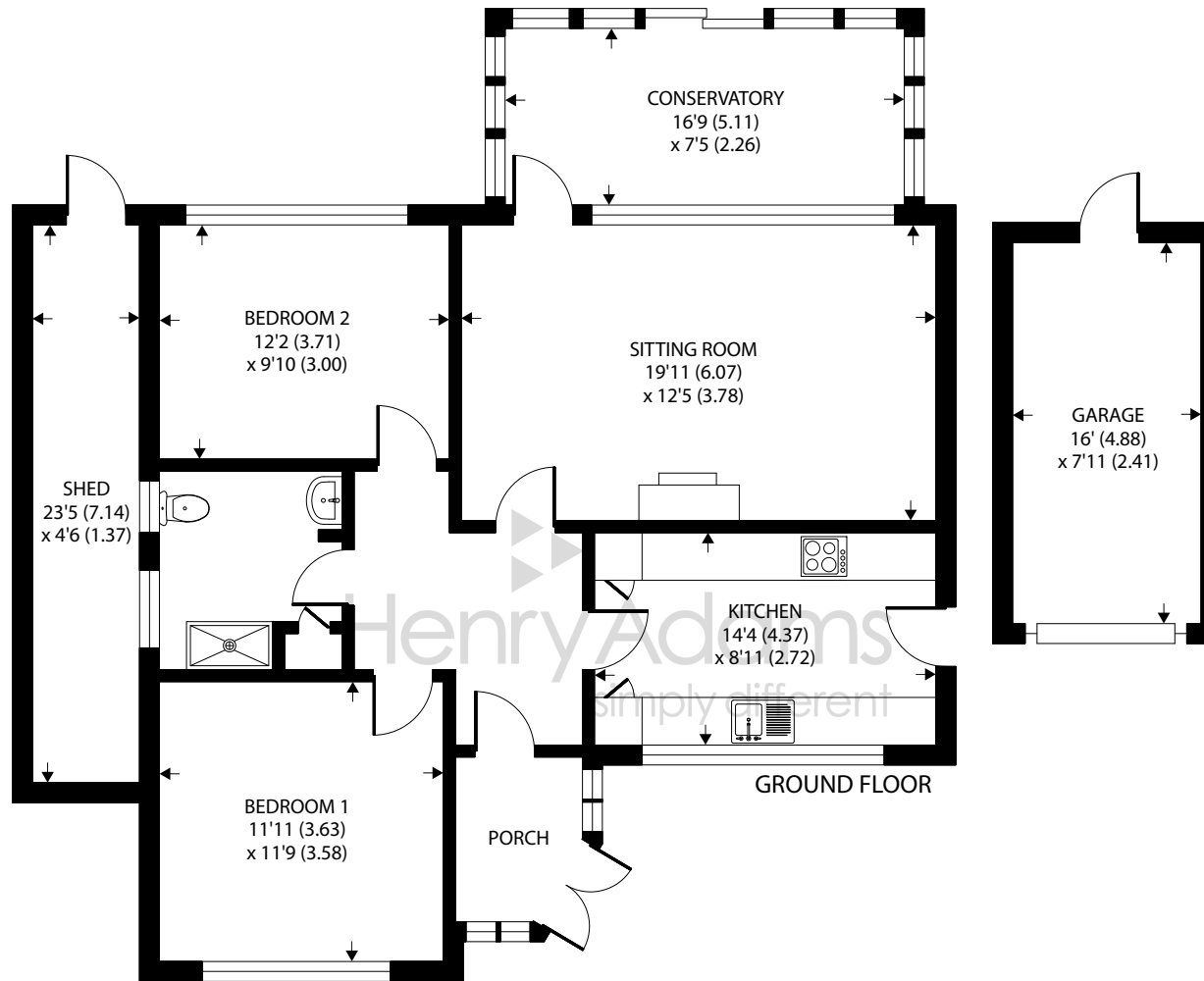
This bright and spacious bungalow is located within the popular residential area of West Meads within minutes of the central green. There is a parade of shops which include a doctors, dental surgery, convenience store and post office.

The accommodation comprises entrance porch, welcoming and spacious entrance hallway. Sitting/dining room with feature fireplace and doors to conservatory overlooking the garden, fully fitted kitchen and door to side access. There are two double bedrooms and shower room.

Outside, the open plan front garden is laid to lawn. The secluded rear garden is mainly laid to lawn with mature borders, raised beds and gravel entertaining areas. From the rear garden, there is a personal door to the garage and vehicular access via the garage compound.

Council Tax Band: D





Approximate Area = 997 sq ft / 92.6 sq m

Garage = 127 sq ft / 11.8 sq m

Outbuilding = 105 sq ft / 9.8 sq m

Total = 1229 sq ft / 114.2 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Situated on the popular West Meads estate in Aldwick to the west of the seaside town of Bognor Regis, with a good local bus service to both the village of Rose Green which has a range of local amenities and Bognor Regis town centre with the precinct shopping facilities, the beach, the promenade and the mainline railway station with services to London Victoria and the South Coast.

## Directions

From the Martlets roundabout continue along West Meads Drive turning first left into Trinity Way. Take the first turning on the right onto Cambridge Drive, past Cambridge Walk and take the first turning on the left into College Close.

27/11/23

