





## 38 Oxford Drive, West Meads

A modern and extended semi-detached family home with garage.  
Popular West Meads location.



- ▶ **Semi-Detached Extended Family Home**
- ▶ **Dual Aspect Sitting Room**
- ▶ **Quality Fitted Modern Kitchen**
- ▶ **Open Plan Dining Room**
- ▶ **Garage**
- ▶ **Popular West Meads Location**
- ▶ **Three First Floor Bedrooms**
- ▶ **Ground Floor Bedroom**
- ▶ **Contemporary Family Bathroom**
- ▶ **Landscaped Rear Garden**

This spacious extended family home is situated on the ever popular West Meads estate, which includes a precinct shopping facility, GP surgery, dental practice and veterinary surgery, plus a large green open space.

The accommodation briefly comprises entrance porch, open plan kitchen/dining room, the kitchen is fitted with cream Shaker style units with central island, Induction hob, eye-level oven, integrated dishwasher and washing machine, plus space for American fridge/freezer. The side extension is the dining area with patio doors opening onto the garden and a ground floor double bedroom. The sitting room is dual aspect with patio doors to the rear garden.

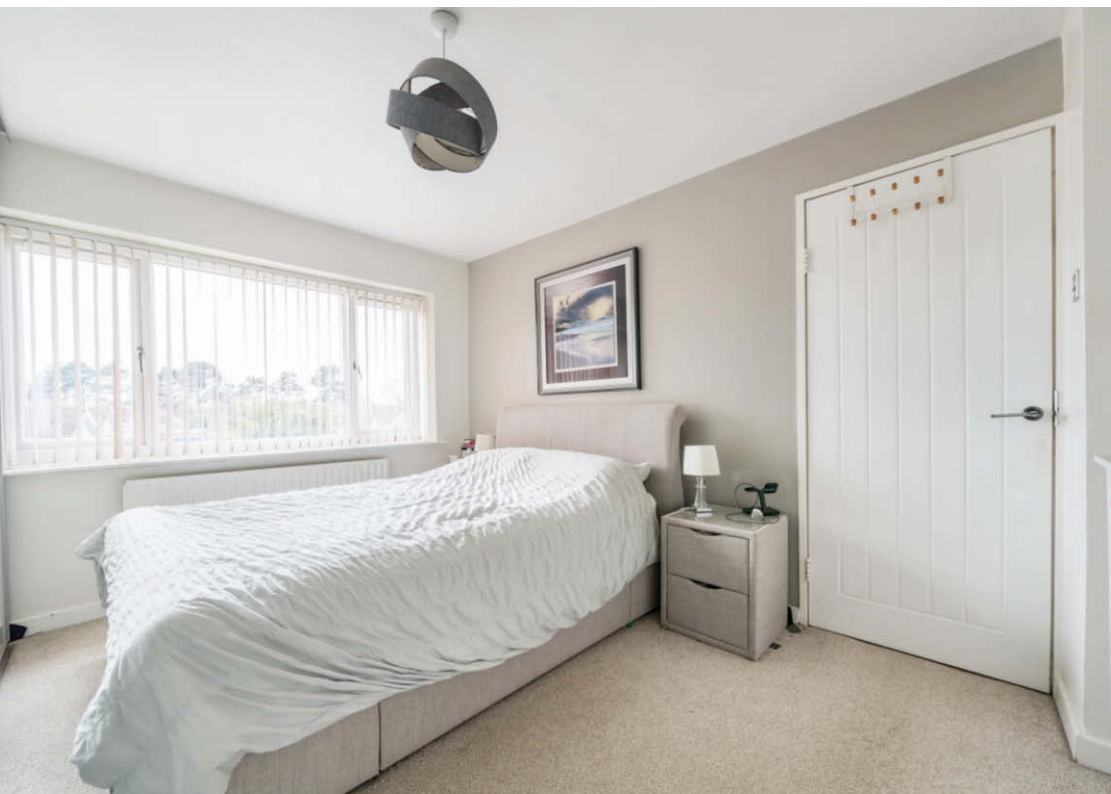
To the first floor, there are three good size bedrooms inclusive of fitted wardrobes to the principal bedroom and a full contemporary family bathroom fitted with a 'T' shaped bath with shower over.

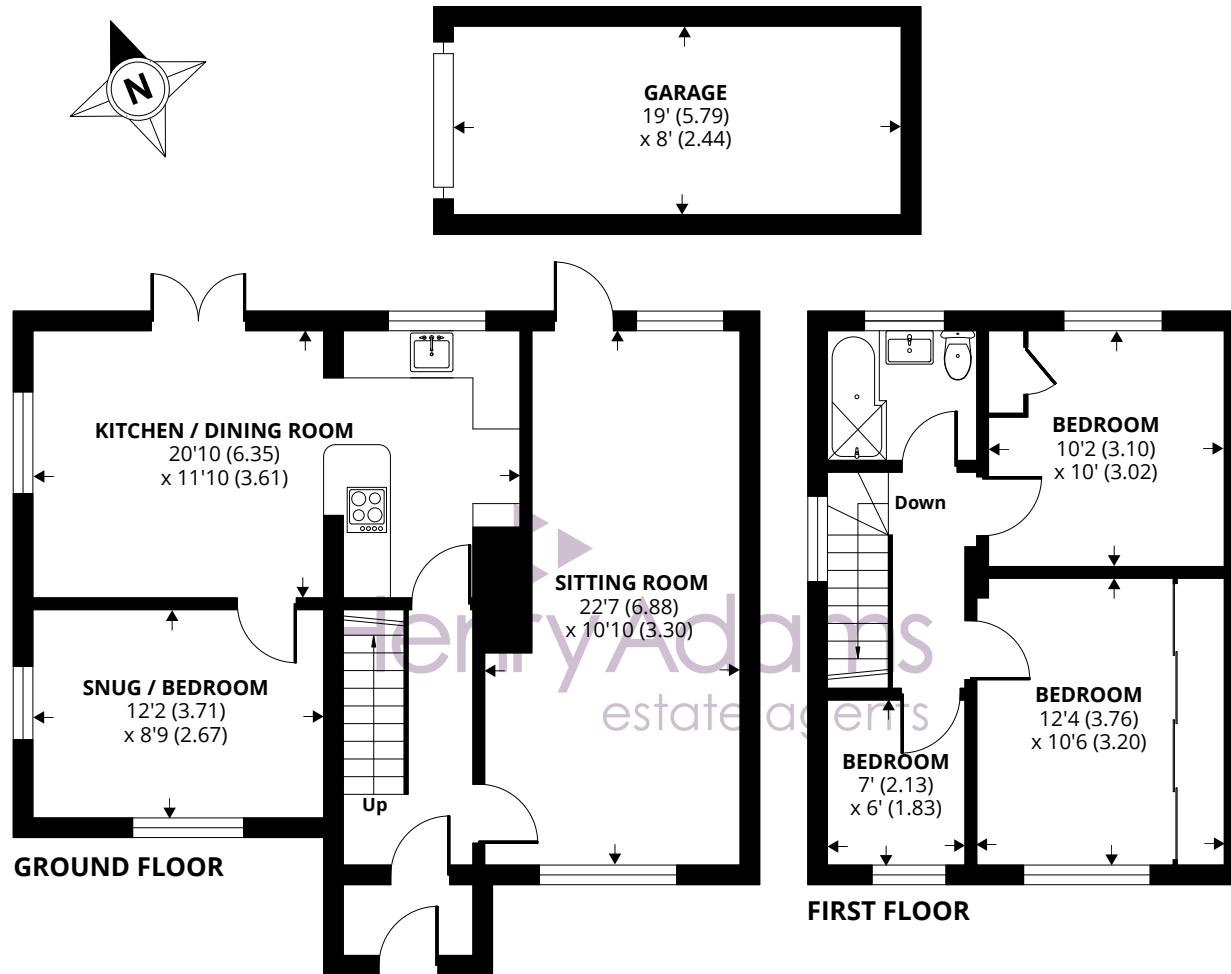
Outside, set on a corner plot, there is off-road parking on the driveway leading to the garage. To the rear, the wrap-around garden is mainly laid to lawn with large patio, ideal for entertaining and a timber shed.

Council Tax Band: D









Approximate Area = 1057 sq ft / 98.1 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1209 sq ft / 112.3 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.

What3Words : local.alert.notice

24/04/24



