



6 Herford Close, West Meads

An extended semi-detached family home located within a quiet cul-de-sac on West Meads.



- ▶ **Extended Semi-Detached Family Home**
- ▶ **Dual Aspect Sitting Room**
- ▶ **Kitchen**
- ▶ **Family Bathroom plus Separate WC**
- ▶ **Approximately 60ft Well Tended Rear Garden**
- ▶ **Popular West Meads Location**
- ▶ **Dining Room**
- ▶ **Three Bedrooms**
- ▶ **Cloakroom with WC**
- ▶ **Single Garage and Driveway**

This bright and spacious extended family home is situated in a quiet spot close to the green on the ever popular West Meads estate, which includes a precinct shopping facility, GP surgery and dental practice.

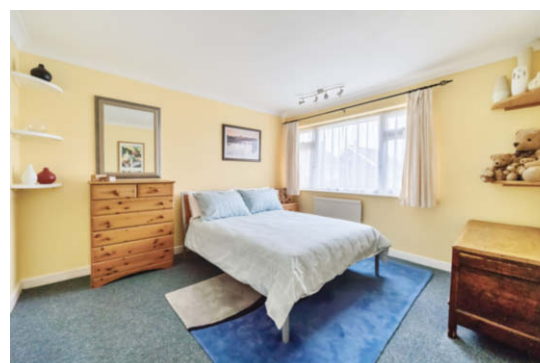
The accommodation briefly comprises a welcoming entrance hallway, cloakroom with WC, dual aspect sitting room with double glazed sliding door giving access to the rear garden, kitchen, inner hallway to the dining room which forms the rear extension and access to the rear garden.

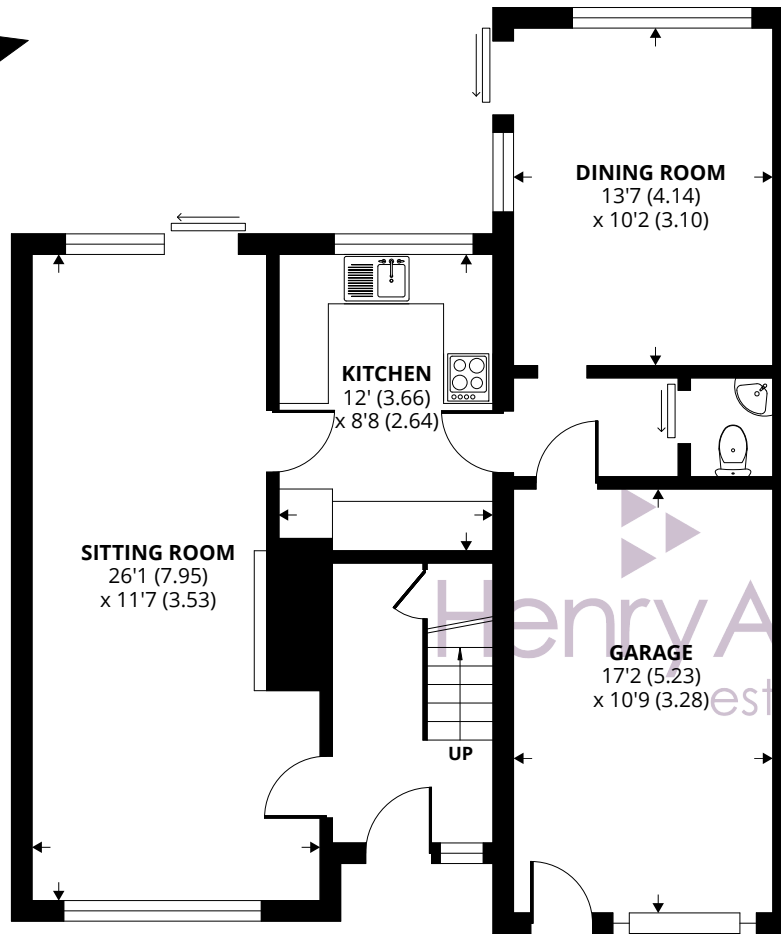
To the first floor, there are three bedrooms, two with built-in wardrobe and family bathroom with mixer shower above and separate WC.

Outside, the front garden is laid to lawn with driveway to side and leading to a generous size single garage having power, light and personal door to inner hallway. The well-tended rear garden is mainly laid to lawn with flower and shrub borders, raised decking and patio area.

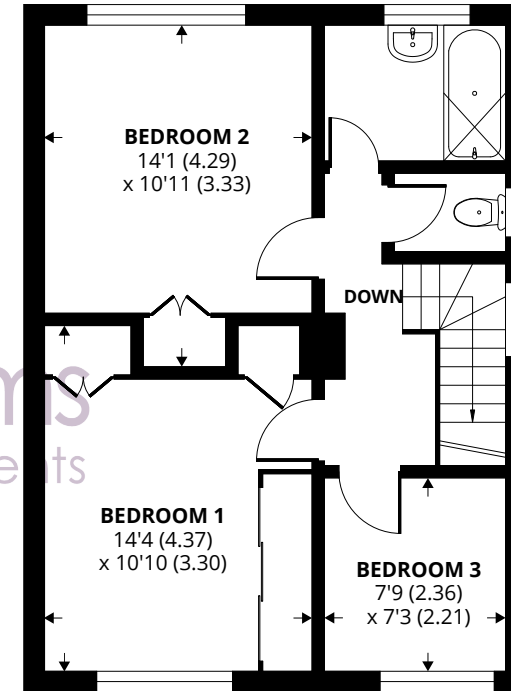
A viewing is highly recommended to appreciate its quiet position and bright and spacious accommodation.

Council Tax Band: D





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1158 sq ft / 107.5 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1338 sq ft / 124.3 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.

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10/07/24

