



## Mead Lane, Bognor Regis, PO22 8AP

- An Impressive Three Bedroom Mid-Terrace Family Home
- Separate Modern Kitchen Diner
- Potential For Downstairs W/C
- Central Bognor Regis Location

## ASKING PRICE OF £290,000

- Excellent Local Schools Nearby
- Superb Private Rear Lawned & Paved Garden
- Close To Hotham Park & Bognor Pier
- Access to A27 or Bognor Train Station



Nestled in the heart of the sought-after Mead Lane neighbourhood, this charming three-bedroom mid-terrace family home offers a perfect blend of comfort and convenience. As you step inside, you are greeted by an inviting entrance hallway leading to a cozy living room on the left, perfect for relaxing evenings with loved ones. Directly ahead, the spacious kitchen diner boasts ample storage space and provisions for a washing machine and a free-standing fridge freezer, making meal preparation a breeze.

The rear garden is a delightful retreat, featuring a small patio area ideal for outdoor dining. Ascend the steps to discover a lush lawned garden with another small patio, perfect for soaking up the sun or enjoying a morning coffee. At the far end of the garden, you'll find rear access and a shed, providing additional storage space for your outdoor essentials.

On the ground floor, you have an outside W/C but with the right planning, you could convert this to allow for internal access turning this once common feature into a usable downstairs toilet.

Upstairs, the property offers three well-appointed bedrooms, with two generous double bedrooms offering space for free-standing wardrobes and ample natural light. The third bedroom, a cosy single, can serve as a home office or nursery, catering to your family's needs. The snug family bathroom features a pristine white suite with a bath and shower overhead, ensuring relaxation and convenience for all residents.

Positioned in a prime location, this home is conveniently close to a variety of shops and amenities, offering easy access to everyday essentials and leisure activities. With its comfortable living spaces, charming garden, and proximity to local conveniences, this property in Mead Lane presents an excellent opportunity for a family seeking a cosy and well-connected home.



# Accommodation

## GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM  
11' 7" x 10' 11" (3.53m x 3.33m)

KITCHEN/DINER  
15' 3" x 9' 11" (4.66m x 3.02m)

W/C

## FIRST FLOOR

LANDING

BEDROOM ONE  
13' 0" x 8' 05" (3.96m x 2.57m)

BEDROOM TWO  
13' 0" x 6' 06" (3.96m x 1.98m)

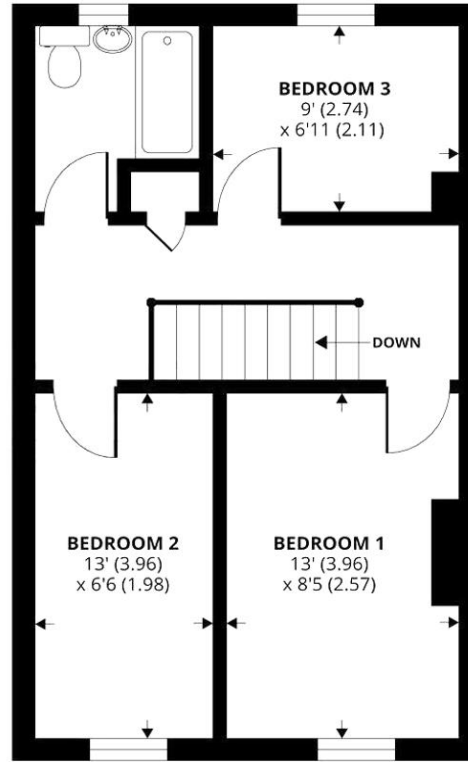
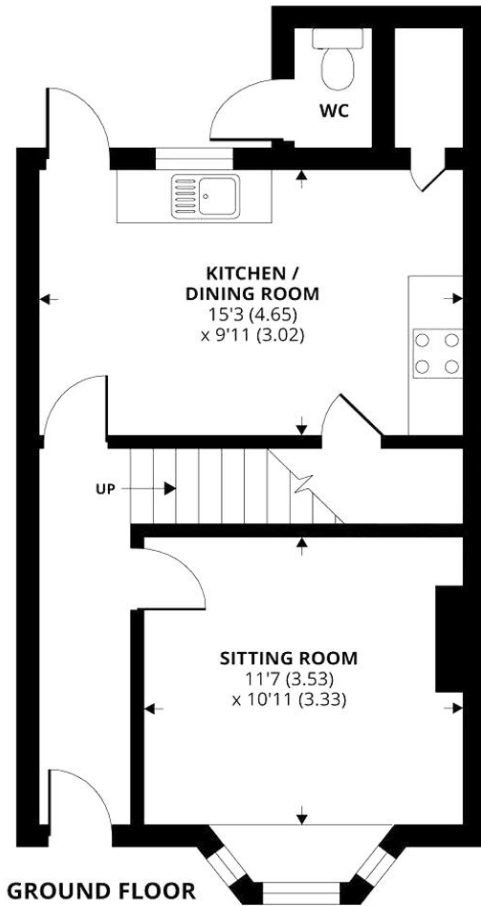
BEDROOM THREE / OFFICE  
9' 0" x 6' 11" (2.74m x 2.11m)

BATHROOM

## OUTSIDE

REAR GARDEN





Approximate Area = 817 sq ft / 75.8 sq m (excludes wc)  
For identification only - Not to scale

**Picture this...**

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive into town and really soak up Bognor Regis's vibrant atmosphere by exploring the wide range of bars, restaurants and shops on offer. This town really is known for its entertainment and lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements