



## 3 Exeter Close, West Meads

Guide Price £495,000







## 3 Exeter Close

- Immaculate Detached Bungalow
- Presented in Impeccable Condition
- Lovely Reception Room with Wood Burner
- Principal Bedroom with En-suite Shower Room
- Excellent Kitchen/Dining Room
- Conservatory
- Two Bedrooms
- Quiet Cul-de-Sac
- Beautifully Landscaped Garden
- Garage

This immaculate two-bedroom detached bungalow is presented in impeccable condition and offers a superb standard of accommodation throughout.

Located in a quiet cul-de-sac, the property welcomes you with a bright front porch with further glazed door opening to the internal L-shaped hallway leading to all rooms with wooden floor throughout and two large storage cupboards. The lovely reception room benefits from a very large window, with wooden floor and a feature wood burner. The kitchen/dining room is very spacious, the kitchen area has ample worktop space and a comprehensive range of wall and base units, built-in ceramic hob and extractor, wall mounted double oven and the dining area has plenty of room for table and chairs. There is a wooden floor throughout and French doors opening to the conservatory, a triple aspect room overlooking the garden. There is also a fully equipped utility room with a further range of wall and base units.

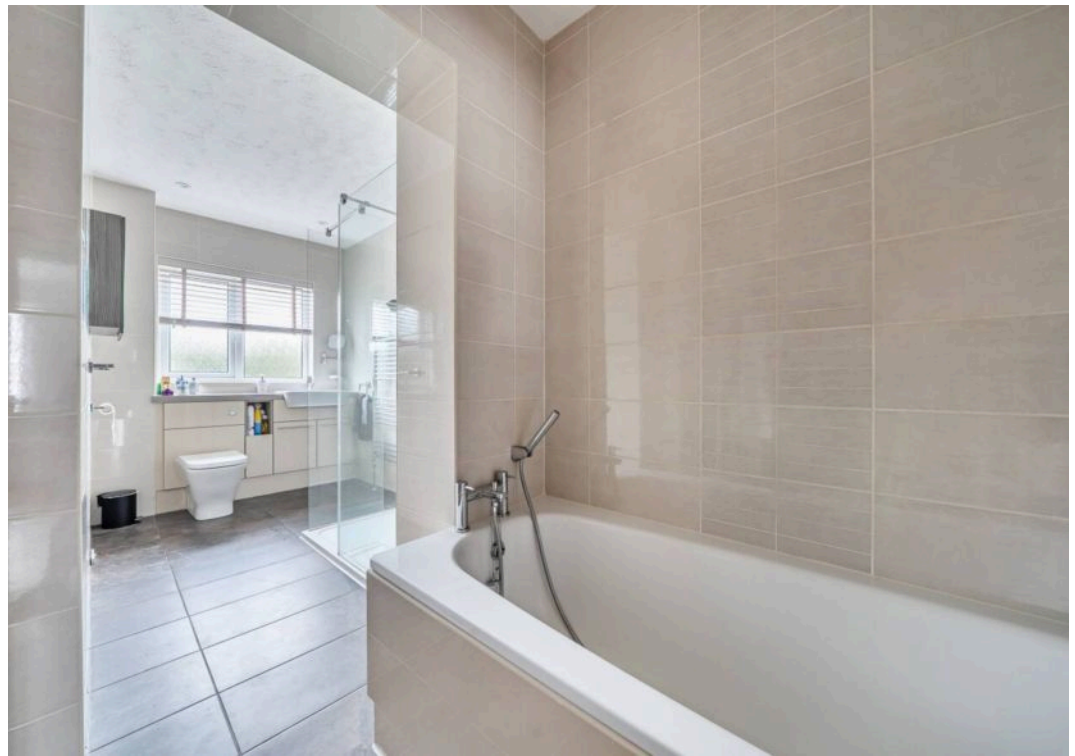
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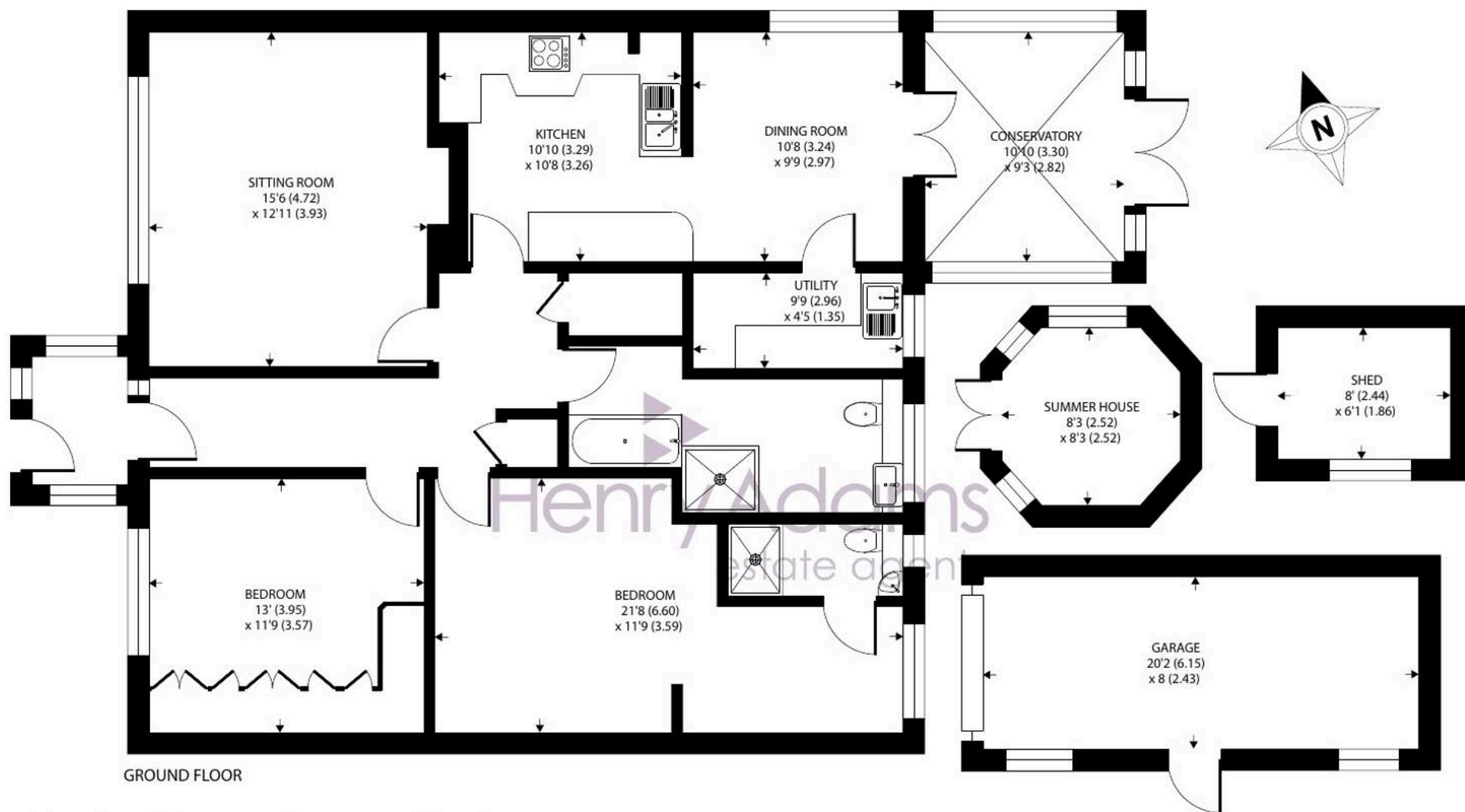












## Exeter Close, Bognor Regis

Approximate Area = 1271 sq ft / 118 sq m

Garage = 161 sq ft / 14.9 sq m

Outbuilding = 110 sq ft / 10.2 sq m

Total = 1542 sq ft / 143.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1394496



The principal bedroom has a large casement window and an en-suite shower room with double shower. The second bedroom is also a good size with large window to the front of the house and a whole wall of built-in wardrobes.

Outside, the garden is beautifully landscaped with an elegant summer house, lovely patio area with the remainder laid to lawn with mature border beds.

Throughout the property, the décor is tasteful and neutral, complementing the natural light that floods in, and the wooden floors in the main reception areas add a touch of elegance.

Additional features include a garage, providing secure parking or valuable storage, and a practical layout that maximises both comfort and functionality. This bungalow is perfect for those seeking a move-in ready home in a peaceful residential setting, with all the benefits of modern living and thoughtful design.

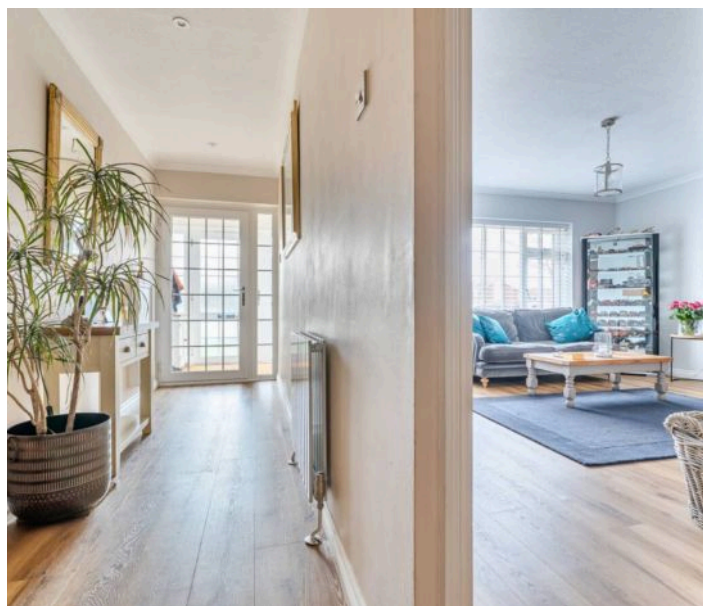
Located in the sought-after West Meads area, you'll find yourself close to local amenities, schools, and transportation links, making it a convenient spot for both work and play.

What3Words ///dusty/charm/fence

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C







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