



3 West Meads Drive | Bognor Regis | PO21 5ST

Guide Price £315,000

Freehold



**hancock**

Lettings & Estate Agents

West Meads Drive |  
Bognor Regis | PO21 5ST  
Guide Price £315,000

- No Onward Chain
- Two Double Bedrooms
- Garage
- Approximately 936sqft
- Close To Beach
- Detached Bungalow
- Front & Rear Gardens
- Ample Storage
- Close To Schools
- Council Band : D



### Interior

The property welcomes you with a spacious entrance complemented by a convenient separate porch. A generously sized living room at the front bathes in natural light, while the kitchen/diner offers side access to a pathway leading to both the front and rear. The accommodation includes a bathroom with both a standing shower and bath, a separate W/C, a master bedroom with built-in storage, and a double bedroom with patio doors opening onto the garden. Boasting approximately 936 sq ft, the property offers ample space and practicality.



what3words ///

thus.point.opens



### Outside

Enjoying the luxury of both front and rear gardens, this property is a sanctuary of tranquility. The rear garden, surrounded by trees and shrubbery, offers a secluded retreat, transitioning seamlessly from lawn to patio. Side access leads to the front garden and entrance. The front garden, adorned with shrubbery, ensures privacy from the road. Additionally, a garage, conveniently located around the corner, offers parking or storage options.

### Location

Conveniently positioned, the property provides easy access to an array of local amenities, including a health center, library, pharmacy, and post office. A regular bus service connects the village to nearby Bognor Regis town, renowned for its comprehensive amenities. Furthermore, the Cathedral City of Chichester is within seven miles, alongside the prestigious Goodwood motor circuit and racecourse. Moreover, the property is just an 18-minute walk to the beach and pier.

### Additional Information

Tenure : Freehold

EPC : TBC

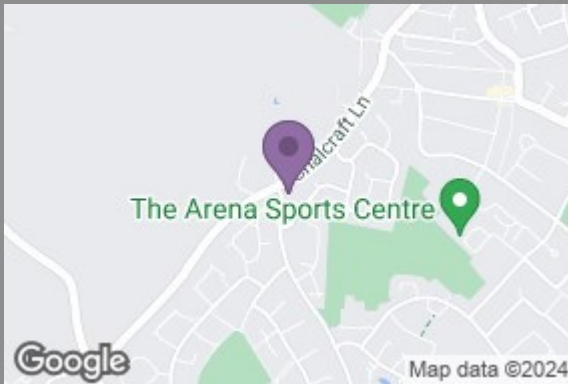
Council Band : D

Council : Arun

Broadband : Up to 1000mbps

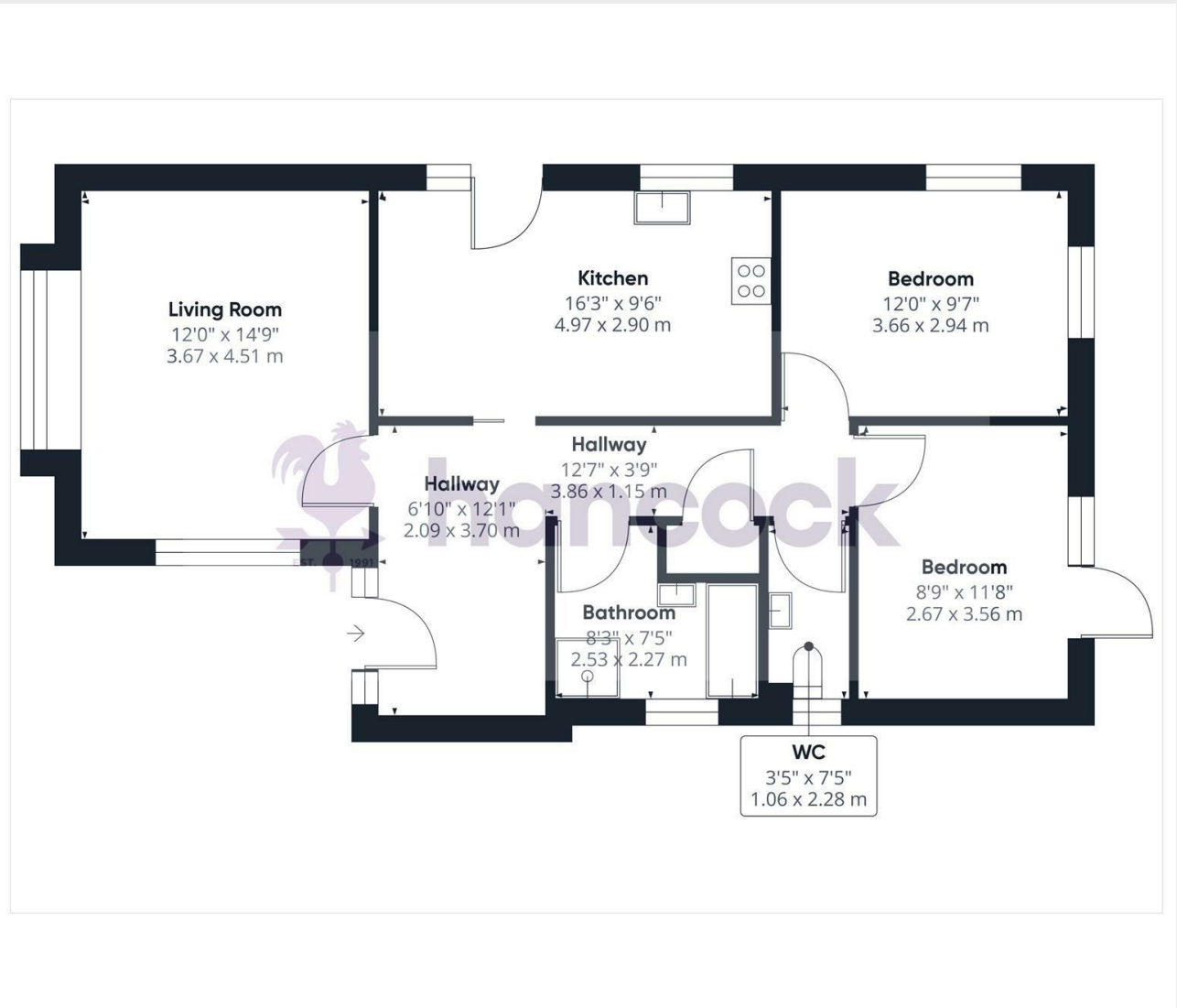
Mobile : EE, 02, Three, Vodaphone





### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



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