



4 Trinity Way | West Meads | Bognor Regis | West Sussex | PO21 5RQ

Guide Price **£475,000** | Freehold

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JUST BUNGALOWS

4 Trinity Way

West Meads | Bognor Regis | West Sussex | PO21 5RQ

- **An Exceptionally Well Presented Detached Bungalow**
- **3 Bedrooms (Bedroom 1 With En-Suite Shower Room)**
- **Living Room With Log Burner**
- **Completely Renovated Throughout Recent Years**
- **Favoured Residential Location**
- **Complete Onward Chain**
- **1,115 Sq Ft / 103.6 Sq M (incl. store)**

Situated within the highly desirable West Meads development to the west of Bognor Regis, which provides an array of local amenities, along with bus routes and doctors surgery, this truly exceptional detached bungalow has undergone extensive renovations and improvements during recent years by the current owner occupiers and is offered for sale with a complete onward chain.

The incredibly deceptive and exceptionally well presented accommodation comprises entrance porch, hallway, living room with wood burner, refitted kitchen with space for a table and chairs, extended principal bedroom at the rear with quality en-suite shower room, two further good size bedrooms and a generous well equipped bathroom.

The property also offers double glazing throughout, a modern gas heating system via combination boiler and radiators, rewiring, a utility area in the useful store (former garage), on-site parking and a delightful fully enclosed rear garden.

A quality paved pathway at the front of the property leads to the front door with flank windows which opens into a generous porch with patterned tiled floor and fitted shoe storage.

A part glazed inner door leads into the hallway with recessed cupboard housing the modern electric consumer unit and a useful built-in double fronted floor to ceiling shelved storage cupboard, feature bespoke tunnel light, along with hatch to the loft space with fitted ladder which houses the modern gas combination boiler. A feature pocket door from the hall leads into the kitchen, while further doors lead to the living room, three bedrooms, bathroom and store room/utility.

The kitchen is positioned at the rear of the property and boasts tri-fold doors to the rear allowing access to the rear garden along with a window to the side and a comprehensive range of modern refitted units and light coloured work surfaces, integrated electric hob with hood over, eye level double oven, space and plumbing for a dishwasher and space for a table and chairs.

The living room is positioned at the front of the property with a large window to the front and high level window to the side and has a log burner stove recessed into the chimney breast.

Bedroom 1 is a generous double room with window to the rear and French doors to the side providing access into the rear garden. A door leads into the adjoining en-suite shower room which boasts a shower enclosure with dual shower, tiled surround, window to the side, wash basin with storage under, anti-mist mirror, enclosed cistern wc and heated towel rail. Bedroom 2 has a window to the front, while Bedroom 3 has a window to the rear, both well proportioned rooms, as is the family bathroom, which has a refitted suite of bath with central mixer tap, oversize wash basin with storage under and adjacent enclosed cistern wc, anti mist medication cabinet, window tot the rear and heated towel rail. In addition, accessed from the hallway there is a useful integral bike store (former garage) with utility area providing space and plumbing for a washing machine, dryer and fridge/freezer.



Ref: HO475 - 06/25



Externally, there is an open plan frontage with lawn and shrubs with paved pathway providing access to the front door and a gate to the side/rear, along with double width on-site parking. The rear garden has a decked entertaining terrace and good size area of lawn.

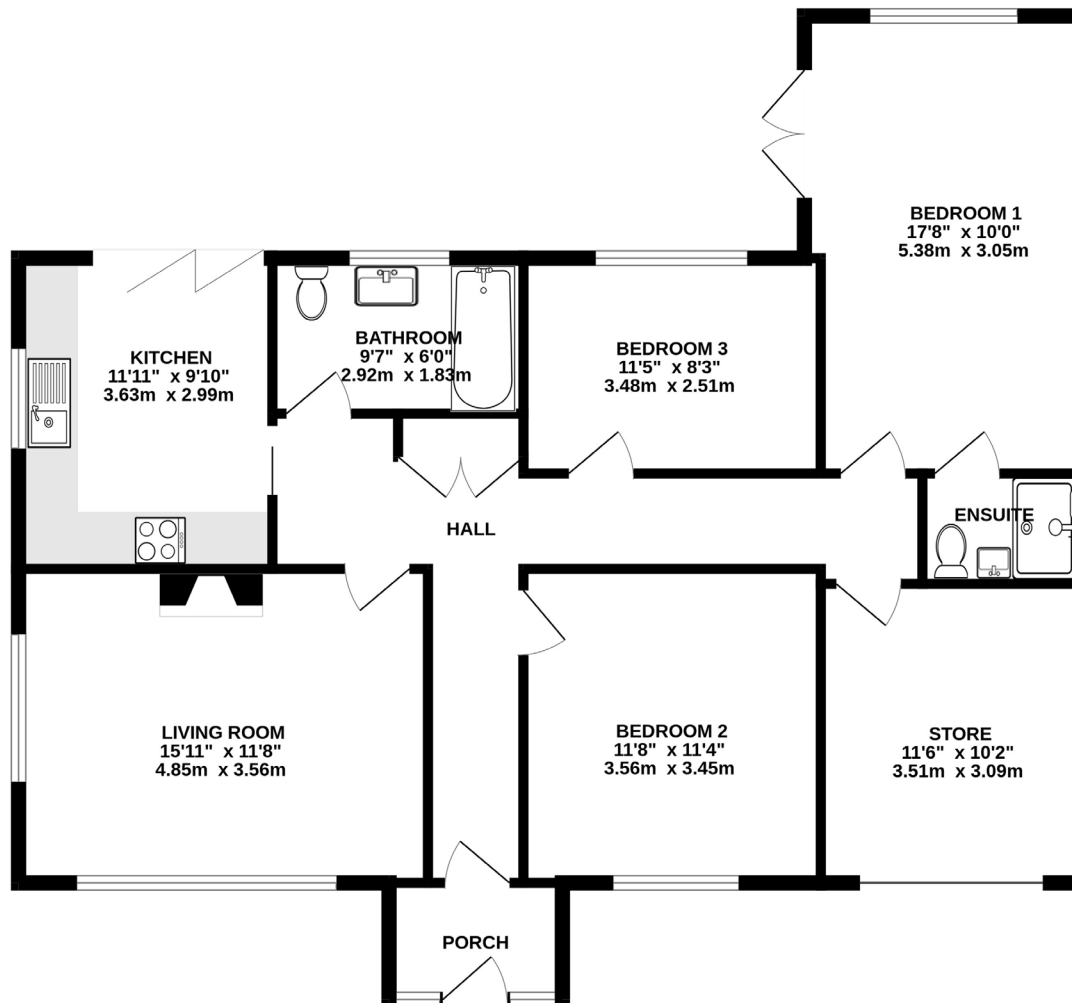
Current EPC Rating: D (67)

Council Tax: Band D £2,304.48 p.a (Arun District Council / Aldwick 2025 - 2026)

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GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.