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Sims Williams



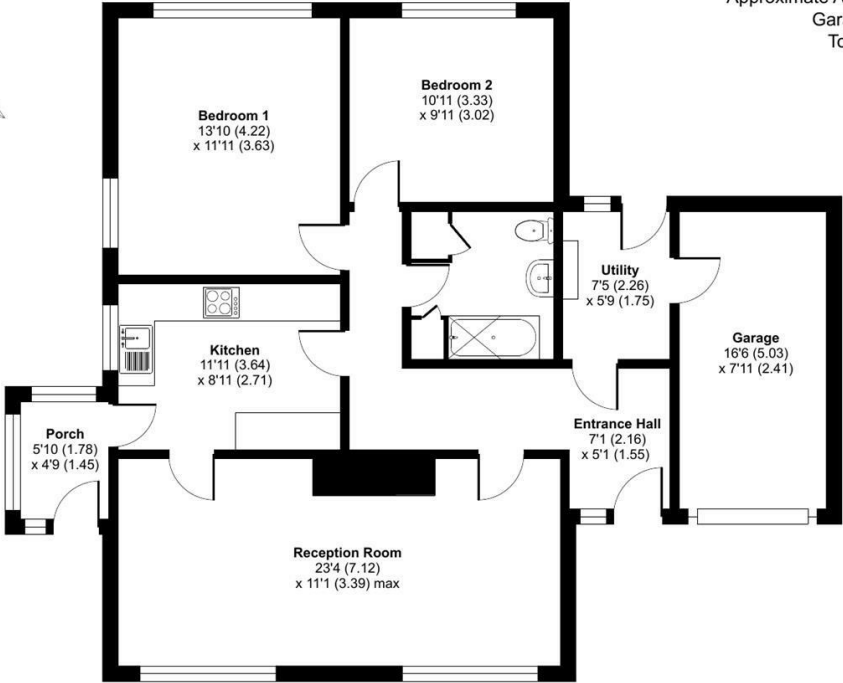
18 MARLBOROUGH COURT, WEST MEADS, WEST SUSSEX, PO21 5QJ



# Marlborough Court, PO21

Approximate Area = 950 sq ft / 88.2 sq m  
Garage = 126 sq ft / 11.7 sq m  
Total = 1076 sq ft / 100 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1159243



# £425,000 Freehold

18, MARLBOROUGH COURT,  
WEST MEADS,  
WEST SUSSEX, PO21 5QJ

- Detached Bungalow
- Two Bedrooms
- Lounge/Diner
- Kitchen
- Shower Room
- Utility Area
- Garage & Parking
- Secluded Garden
- No Forward Chain

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = D

West Meads is a popular development located on the outskirts of Aldwick and Bognor Regis. The development offers a central shopping precinct which includes a number of amenities. There are further shops, cafes, restaurants and the mainline train station located in Bognor Regis town centre, just 2 miles East of the property. To the North you can find the South Downs National Park and the Goodwood Estate, which holds the world renowned Festival of Speed, horse racing events and Golf at Goodwood. The Cathedral City of Chichester is located 5.5 miles from the house and boasts a comprehensive shopping centre, The Festival Theatre, popular restaurants and cafes.

As you enter the bungalow, you'll find a hallway with doors leading to all the main rooms. Straight ahead, there's a utility area with a door to the rear garden and a courtesy door into the garage.

At the front of the property, there's a large reception room, that's currently being used as a lounge/diner and has a working wood burning stove. Additionally, there's a modern fitted kitchen with a range of base and eye-level units, as well as access to a porch area.

Towards the rear of the property, there are two spacious double bedrooms and a bathroom with a white shower suite and storage space.

Outside, at the front, there's parking available via a private block-paved driveway with access to the garage, which has an electric metal up-and-over door. The front of the property features a large corner plot currently laid to lawn. At the rear, there's a secluded Westery-facing garden with paved seating areas, lawn and established borders.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

Starting from the Aldwick shopping parade, go west along Aldwick Road. At the roundabout, take the third exit onto West Meads Drive. Keep going and take the second left onto Regents Way, then take the first right onto Churchill Crescent and then another right onto Marlborough Court. The property will be directly in front of you.

