



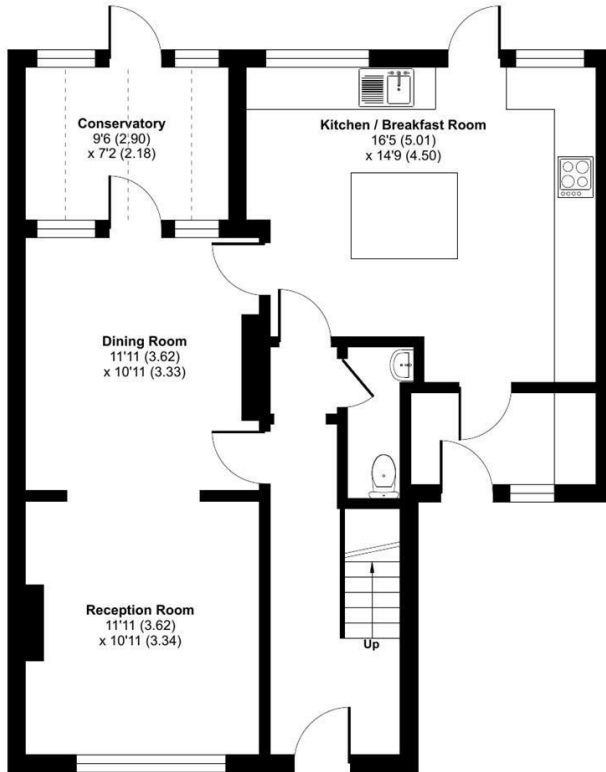
Sims Williams



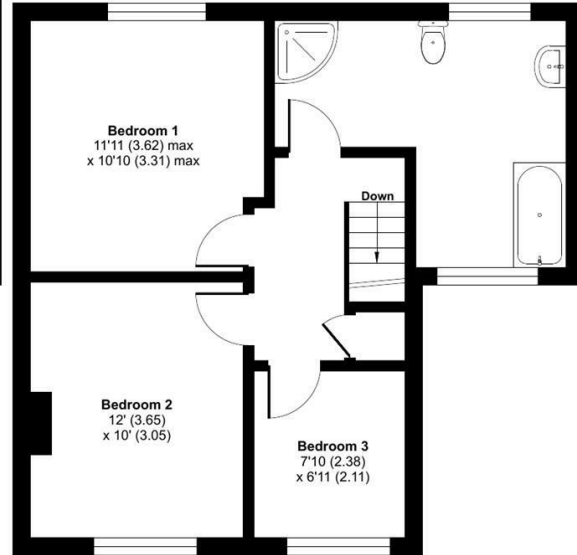
GLENFIELD, 75 MEAD LANE, BOGNOR REGIS, WEST SUSSEX, PO22 8AP

Approximate Area = 1258 sq ft / 116.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1165958



£375,000 Freehold

**GLENFIELD, 75, MEAD LANE,
BOGNOR REGIS,
WEST SUSSEX, PO22 8AP**

- Semi-Detached House
- Three Bedrooms
- Lounge/Diner
- Conservatory
- Kitchen/Breakfast Room
- Utility Area
- Sizeable Bathroom
- West Facing Garden
- Off Road Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = B

This semi-detached 1930s house is located on an established road on the outskirts of Bognor Regis town, close to both local amenities and the seafront - which are both under 1 mile away. The mainline train station provides links to larger cities and London. The traditional English village of Felpham can be found 1 mile to the east and is popular with locals for its cafes and promenade. To the north, you can find the Cathedral city of Chichester which offers a comprehensive shopping centre as well as The Festival Theatre. There is also The Goodwood Estate, which hosts the world renowned Festival Of Speed and Revival Meetings as well as horse racing and golf courses.

The property is well presented throughout and boasts bright and spacious accommodation over two floors, the property has also been extended in recent years both to the rear and the side.

Upon entering there is a hallway leading to all principal rooms and the stairs to the first floor. To your left is a full length lounge/diner, which has a feature fireplace and doors onto the conservatory, which in-turn leads to the garden.

To the rear is the extended kitchen/breakfast area, which now boast a large central islands, modern units, ample work space and doors leading to both a utility room and the rear garden.

Ascending the stairs to the first floor there is a sizeable bathroom which has a separate shower as well as large jacuzzi bath. There are there good sized bedrooms with two being large doubles.

Outside, to the front, is a private gravel driveway allowing for ample parking. To the rear is a seclude west facing garden which has paved seating areas,. lawn, established borders and a wood storage shed.

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

From the Hotham Park roundabout head West along the B2259 and then take the right onto Upper Bognor Road. Continue along until the road turns into Neville Road and then take a right onto Hook Lane, from here continue and take the first right onto Mead Lane, where the house can be found on your right hand side.

