



5 Brooksmead, Glenwood

Guide Price **£350,000**

 **Henry Adams**
estate agents

5 Brooksmead

- Detached bungalow
- Close to town centre
- Garage
- Off street parking
- Excellent condition
- Lovely mature garden with large fishpond
- Superb conservatory/living space
- Close to Hotham Park and less than a mile from the seafront
- Modern fully fitted kitchen
- Quiet cul-de-sac

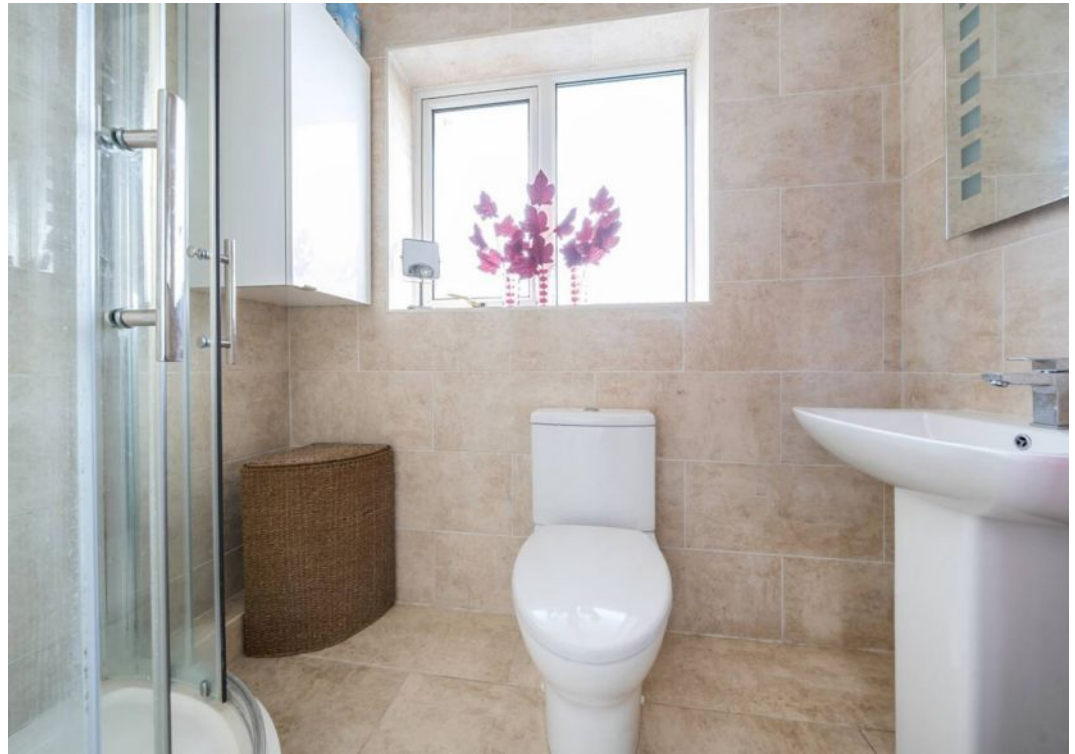
Located in a quiet cul-de-sac close to the town centre, this exquisite 2-bedroom detached bungalow presents itself as an ideal blend of modern comfort and convenient living.

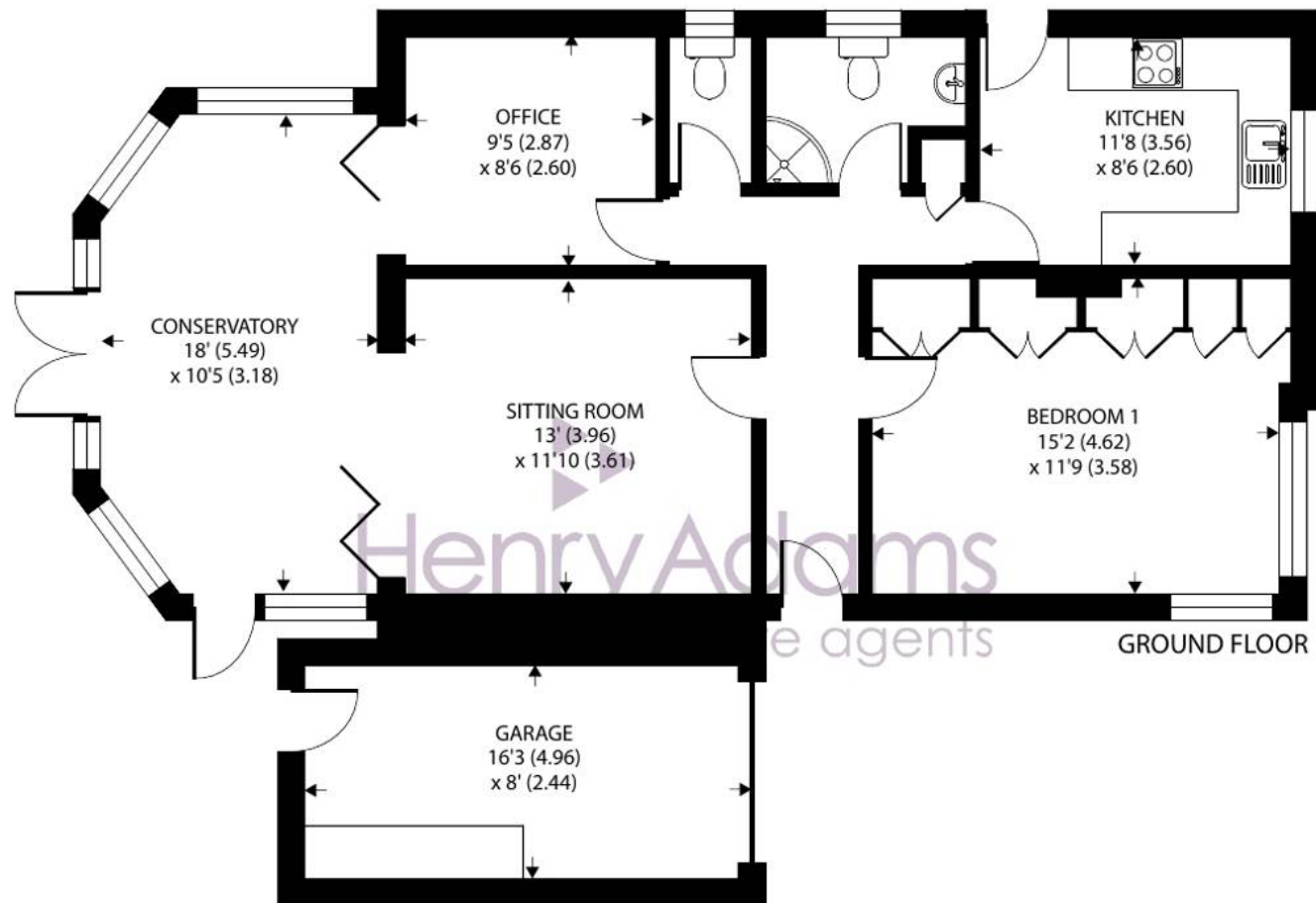
The property is presented in immaculate condition with a really versatile living space providing excellent entertaining area and a fabulous garden.

The heart of this home lies in a wonderful conservatory across the full width of the back of the house creating a significant extension to the formal reception room as well as interconnecting to the versatile bedroom 2/reception room 3.

Cont..







Brooksmead, Bognor Regis, PO22

Approximate Area = 882 sq ft / 82 sq m

Garage = 129 sq ft / 12 sq m

Total = 1011 sq ft / 94 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). © nichecom 2025.
Produced for Henry Adams. REF: 1343417

The front door is to the side of the house and opens to a T shaped hallway leading to all rooms. The reception room opens directly to the conservatory room (with insulated roof). This room has French doors opening to the garden. The kitchen is modern and fully fitted and there is a really large master bedroom.

Outside the huge garden has a wonderful fish pond with large fish collection which the vendors are happy to leave. There is a garage to the side of the house and off street parking for up to 3 cars.

The house is situated in close proximity to Hotham Park and less than a mile from the seafront, offering the best of both worlds - a peaceful location within easy of the beach and the town centre.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

What3Words ///relax.kite.breath





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842 123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.