



41 Christchurch Crescent, West Meads

Guide Price £425,000

 **Henry Adams**
estate agents

41 Christchurch Crescent

- Detached Bungalow
- West Meads Location
- Large Conservatory
- Two Double Bedrooms
- Refitted Shower Room
- New Modern Driveway
- South Facing Rear Garden
- Spacious Throughout

Situated within the highly sought-after West Meads area of Aldwick, this spacious detached two bedroom bungalow offers generous living space and an impressive south facing rear garden perfect for enjoying afternoon and evening sunshine.

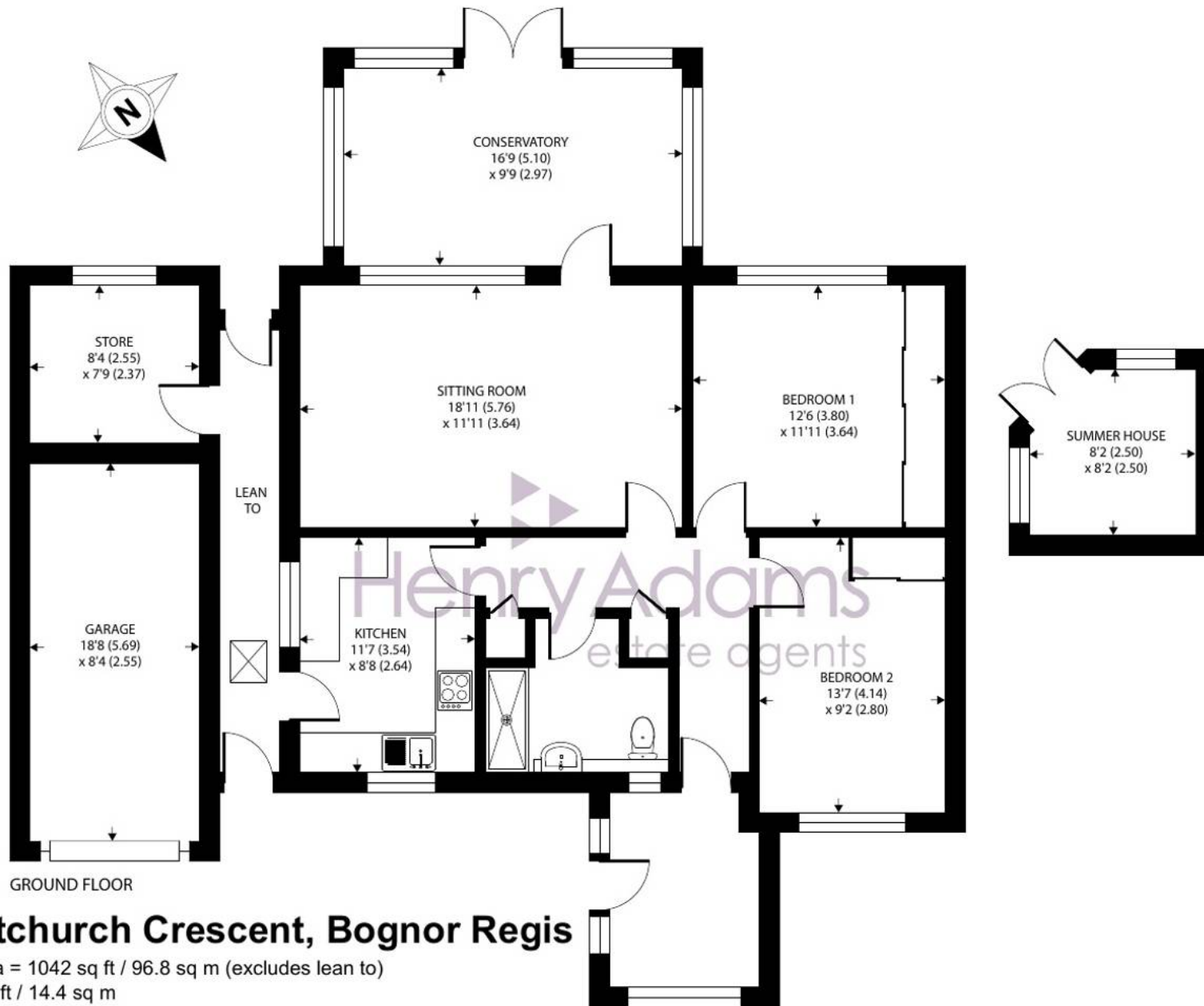
The property welcomes you with a bright large porch and airy large sitting/dining room, providing an ideal setting for both relaxation and entertaining. To the rear, an extended conservatory adds valuable additional living space and enjoys lovely views over the garden, making it the perfect spot to relax.

The bungalow features two well-proportioned bedrooms both benefiting from fitted wardrobes, a refitted kitchen with ample counter space and storage, and a well-maintained bathroom with walk-in shower.

Outside, the south facing rear garden offers mature planting, ample room for outdoor dining, gardening, or potential further enhancements (subject to permissions).







Christchurch Crescent, Bognor Regis

Approximate Area = 1042 sq ft / 96.8 sq m (excludes lean to)

Garage = 156 sq ft / 14.4 sq m

Outbuildings = 127 sq ft / 11.7 sq m

Total = 1325 sq ft / 122.9 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). © natchecom 2025.
Produced for Henry Adams. REF: 1381645

Additional benefits include a recently new driveway for ample vehicles, garage with additional adjoining workshop space, and the quiet, community-focused surroundings that West Meads is renowned for, with local shops, amenities, parks, and walks all nearby.

This delightful bungalow is ideal for those seeking comfortable one-level living in a prime Aldwick location. Early viewing is highly recommended.

Situated on the popular West Meads estate in Aldwick to the west of the seaside town of Bognor Regis, with a good local bus service to the village of Rose Green, which has a range of local amenities. West Meads has a range of local shops and facilities including a dentist, a doctors surgery, a veterinary surgery, restaurants and is situated around the central green. Bognor Regis town centre, with its precinct shopping facilities, the beach, the promenade and the mainline railway station with services to London Victoria and the South Coast.

What3Words ///nests.global.tuck

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.