



41 Mead Lane, Bognor Regis

Guide Price £290,000

 **Henry Adams**
estate agents

41 Mead Lane

- Mock Tudor Style Cottage
- Sitting Room with Feature Fireplace
- Spacious Kitchen/Dining Room
- 3 Bedrooms
- Contemporary Family Bathroom
- Southerly Facing Large Rear Garden
- Close to the Beach and Town Centre

Delightful character cottage perfectly combining timeless character with stylish modern living.

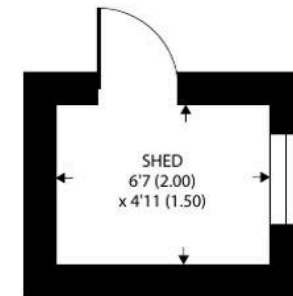
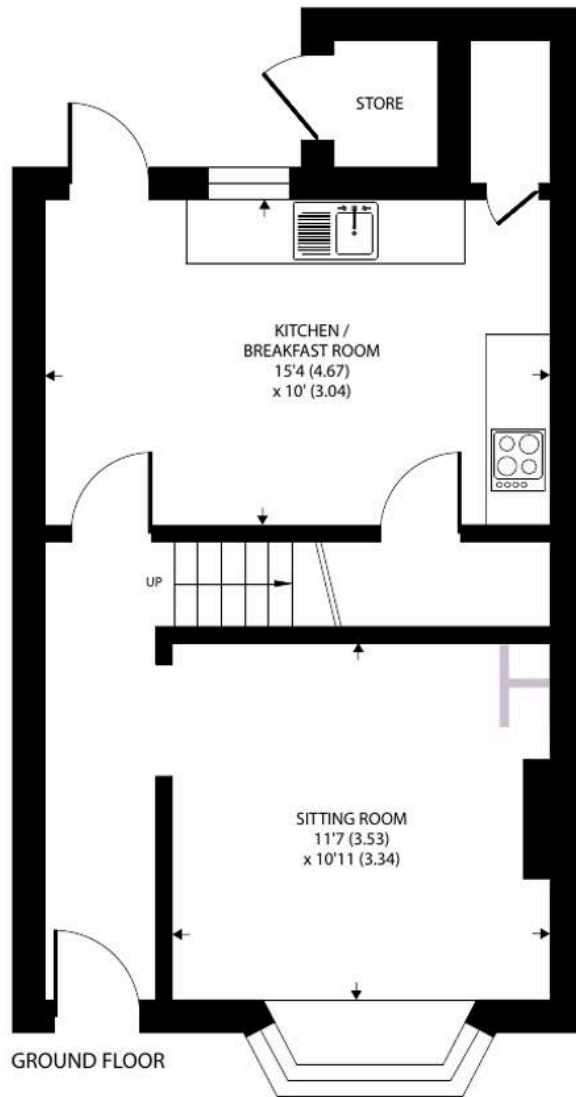
The home briefly comprises, sitting room with feature bay-style window, stylish kitchen/diner at the rear opens directly onto the garden, creating a seamless indoor-outdoor flow ideal for family living.

Upstairs, the home offers three good sized bedrooms, including a bright principal bedroom with a lovely outlook over Mead Lane. The family bathroom is contemporary and well-appointed. To the rear, the approximately 70 ft southerly facing garden is a real highlight — a large, sunny retreat mostly laid to lawn with patio areas.

This property is a wonderful opportunity for families, first-time buyers, or anyone seeking a home with both charm and convenience.







Mead Lane

Approximate Area = 814 sq ft / 75.6 sq m (excludes store)

Outbuilding = 32 sq ft / 2.9 sq m

Total = 846 sq ft / 78.5 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: 1376872

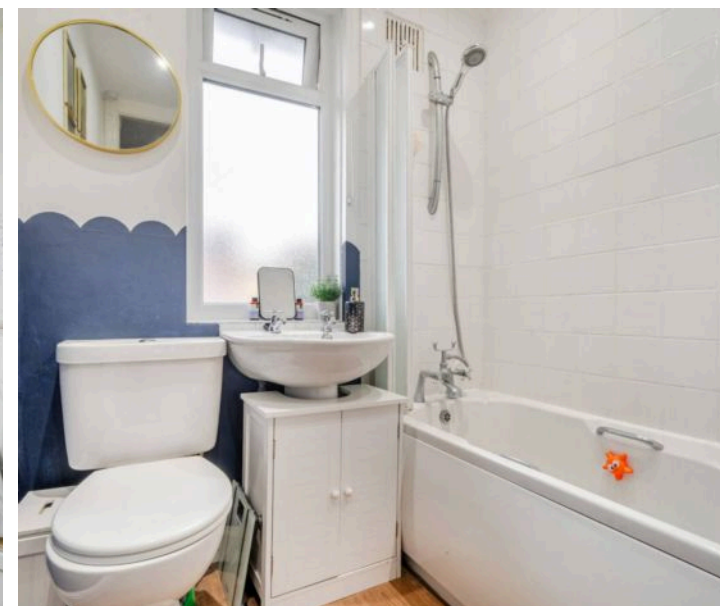
This charming cottage is situated within a quiet road, conveniently located for local retail parks and within easy access to the seaside town of Bognor Regis and mainline train station.

What3Words [///shape.juices.boot](#)

Council Tax band: B

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.