



2 College Close, West Meads

Guide Price £375,000

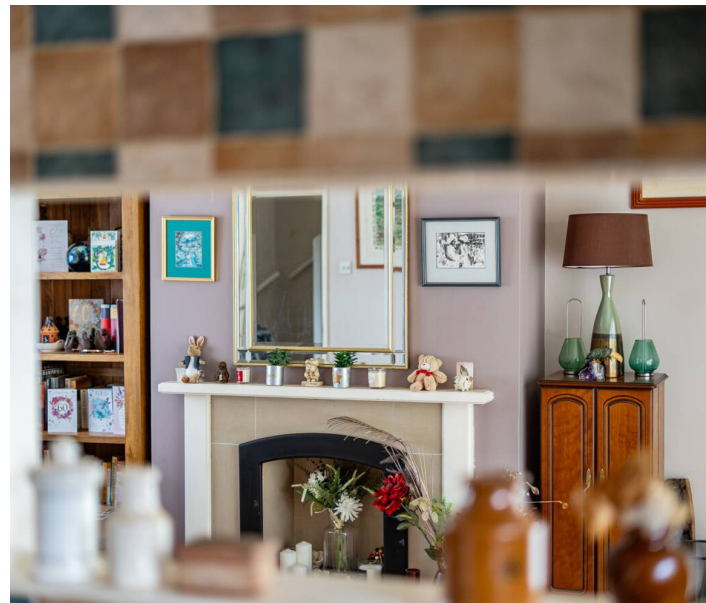
2 College Close

- Detached House
- Quiet Cul-de-Sac
- Good Size Reception
- Three Bedrooms
- Modern Family Bathroom
- Separate WC
- Pretty Front and Rear Gardens
- Rented Solar Panel Array
- Garage
- Close to Open Space of West Meads

This well-presented three bedroom detached house is located in a quiet cul-de-sac, offering a peaceful retreat and for dog owners, conveniently close to the open spaces of West Meads. The property features a spacious and welcoming reception room, ideal for both relaxing and entertaining. The kitchen is thoughtfully designed, with ample storage and workspace, making it suitable for family living.

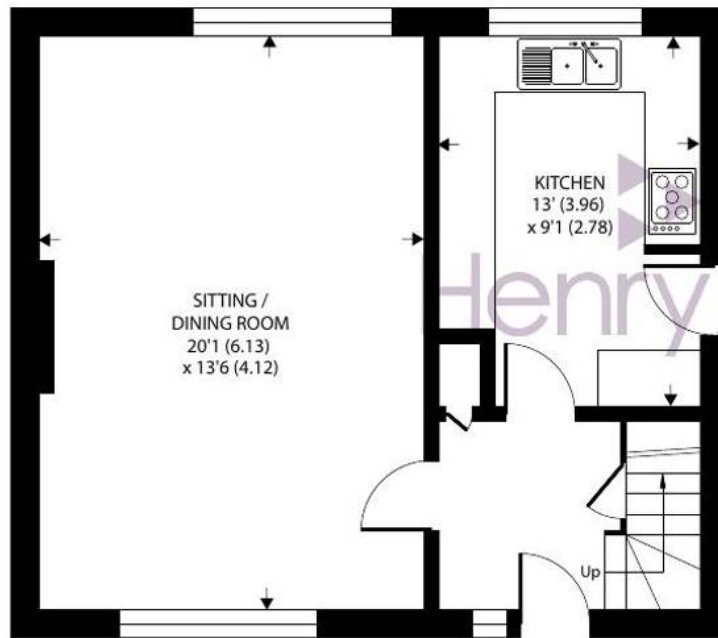
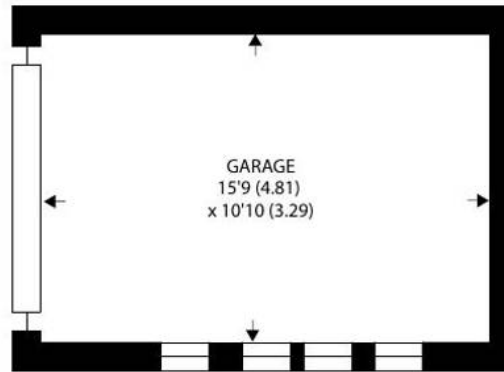
Upstairs, there are three comfortable bedrooms, each benefiting from natural light and neutral décor, as well as a modern family bathroom and separate WC. The property also benefits from a garage, providing secure parking or additional storage, and a rented solar panel array (subject to agreement), which can help to reduce energy costs. This home is perfectly suited to families or those seeking a tranquil location with easy access to local amenities and transport links.

The outside space is equally impressive, featuring attractive front and rear gardens that provide a pleasant outlook and plenty of space for outdoor activities.









GROUND FLOOR



FIRST FLOOR

College Close, Bognor Regis

Approximate Area = 932 sq ft / 86.5 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1102 sq ft / 102.2 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 2026.
Produced for Henry Adams. REF: 1522840

The front garden is neatly landscaped, creating a welcoming entrance to the property, while the rear garden offers a private and secure area for children to play or for hosting summer gatherings. The garden is mainly laid to lawn with well stocked borders, as well as a patio area that is perfect for alfresco dining or relaxing in the sunshine. There is side access to the garden, making it practical for gardeners or pet owners, and the garage can be accessed from the driveway, which provides off-road parking for multiple vehicles. The property's position within the cul-de-sac ensures minimal traffic and a safe environment, while the proximity to West Meads means that beautiful open spaces are just a short stroll away. This delightful home offers a rare combination of comfortable living accommodation and generous outdoor space in a highly sought-after location.

Situated on the popular West Meads estate to the west of the seaside town of Bognor Regis, with a good local bus service to both the village of Rose Green which has a range of local amenities and Bognor Regis town centre with the precinct shopping facilities, the beach, the promenade and the mainline railway station with services to London Victoria and the South Coast.

What3Words ///ducks.tunes.judges

Council Tax band: E

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.