



5 Churchill Avenue | West Meads | Bognor Regis | West Sussex | PO21 5QQ

Price **£415,000** | Freehold

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JUST BUNGALOWS

5 Churchill Avenue

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- **Well Presented Link-Detached Bungalow**
- **Favoured Residential Setting**
- **2 Double Bedrooms & 2 Reception Rooms**
- **Electric Solar Panels & EPC Rating B**
- **Double Glazing & Gas Heating (Radiators)**
- **1,147.1 Sq Ft / 106.6 Sq M (Plus Outbuilding)**

Occupying a wider than average plot and positioned within a favoured residential setting on the outskirts of Bognor Regis, this link-detached single storey residence is offered for sale in excellent decorative order and has been tastefully improved by the current owner/occupiers. The well proportioned light and airy accommodation comprises entrance vestibule, hallway, fitted kitchen, rear aspect generous living/dining room, versatile garden/sun room at the rear, two double bedrooms and updated bath/shower room with bath and shower enclosure.

The property also offers electric solar panels, double glazing, a gas heating system via radiators, driveway with the former garage converted into a utility room and part store and a fully enclosed secluded garden with outbuilding.

A storm porch protects the recessed double glazed front door with flank natural light panelling which opens into a welcoming entrance with wood effect flooring, built-in twin storage cupboards and cloaks hanging space. Glazed double doors lead into the main hallway, while doors from the entrance vestibule lead to the utility room and rear garden/sun room which has windows to the rear and double glazed patio doors to the side providing access into the rear garden.

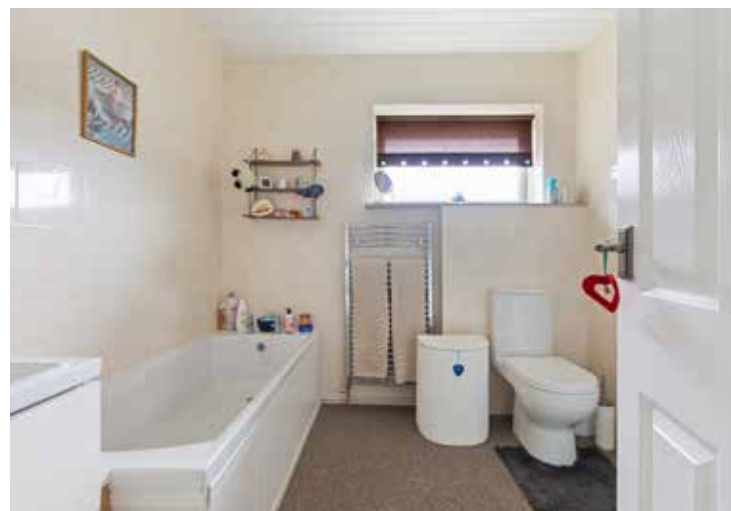
The main hallway is an L-shaped room with wood-effect flooring, sliding door to the living room, doorway to the kitchen, access hatch to the loft space with fitted ladder, along with panel doors to the two double bedrooms and bathroom.

The kitchen has a window and double glazed door to the side and boasts a range of modern units and work-surfaces, integrated 4 burner gas hob with hood over and oven under, single drainer sink unit with mixer tap and space for a fridge/freezer. A panel door leads to the side into the adjoining living/dining room at the rear, which has a window to the rear, French doors with flank windows to the rear providing access to the rear garden and chimney breast with recessed electric fire.

Bedroom 1 is a good size double room with windows to the front, fitted carpet and free-standing wardrobes to one wall. Bedroom 2 has a window to the front, fitted carpet and fitted floor to ceiling sliding wardrobes. The bath/shower room has a white suite of bath, glazed corner shower enclosure with fitted shower, close coupled wc, wash basin with storage under, along with tiled walls, ladder style heated towel rail and high level window to the side.

Externally, there is an open plan frontage with a gravel driveway providing on-site parking leading to the attached former garage which now forms a utility room with space and plumbing for a washing machine and dryer with work-surface over and inset sink unit, wall mounted solar controls, with the remainder of the garage with an up and over door to front, power, light, meters and electric consumer unit. A gate at the side of the property leads into the rear garden with central lawn, shingle border, paved terrace and a good size store with double glazed door and window.





Current EPC Rating: B (82)

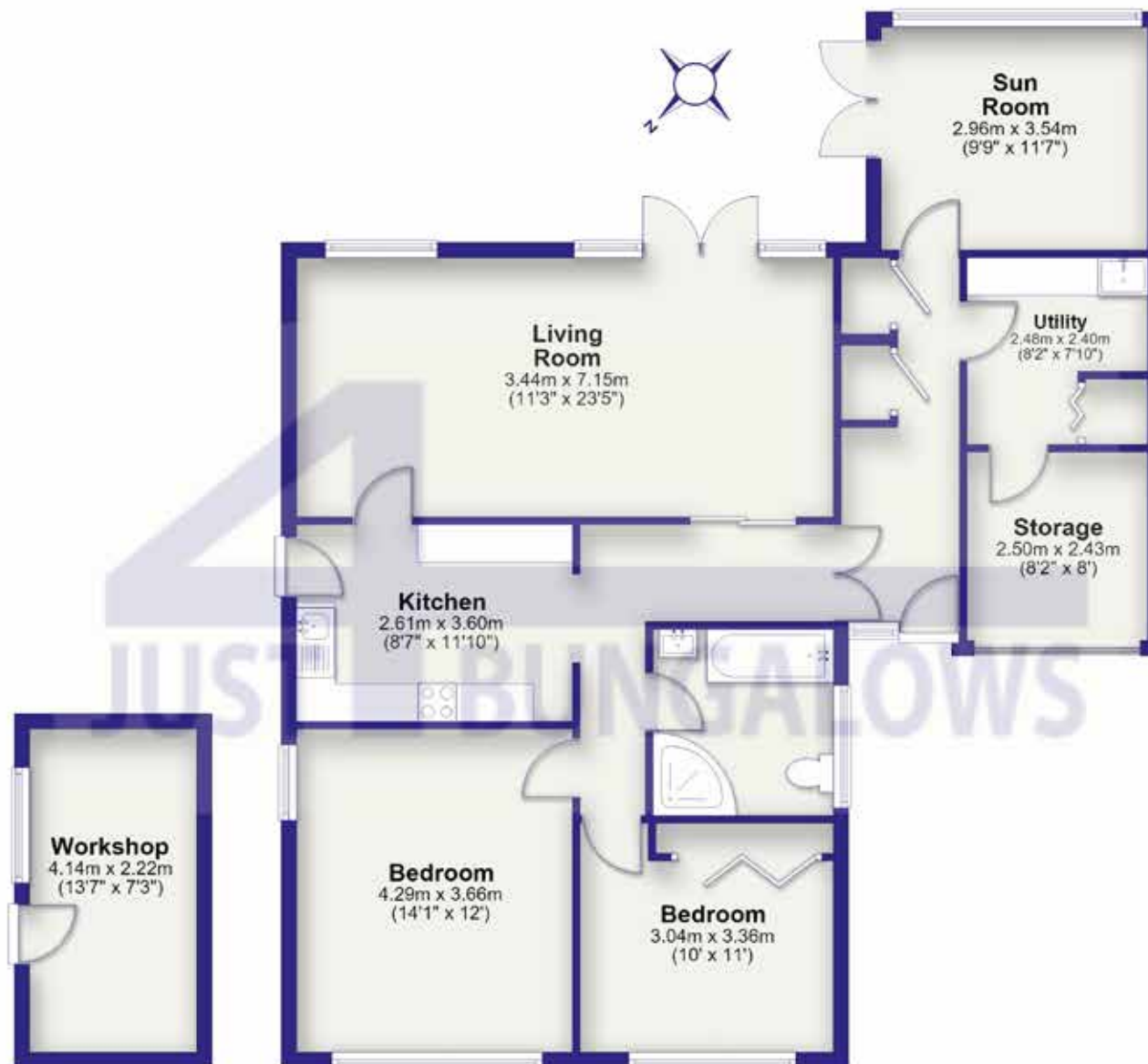
Council Tax: Band D £2,418.38 p.a (Arun District Council / Aldwick 2026 - 2027)

83 Barrack Lane,
Aldwick, West Sussex, PO21 4DX
T: 01243 269100 E: office@just4bungalows.co.uk
www.just4bungalows.co.uk

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Ground Floor

Main area: approx. 106.6 sq. metres (1147.1 sq. feet)
Plus workshop: approx. 9.2 sq. metres (98.9 sq. feet)



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This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.