51 Queens Fields West, West Meads

Guide Price **£280,000**

Henry Adams
estate agents

51 Queens Fields West

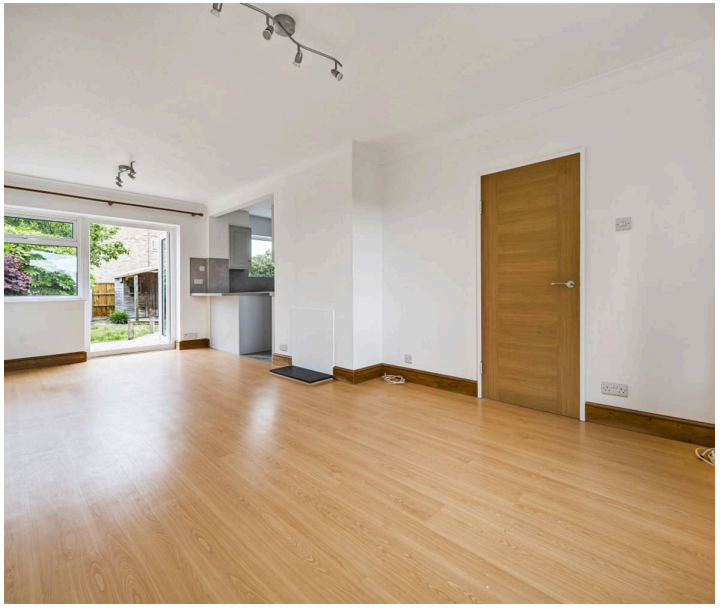
- Extended Semi-Detached Family Home
- Popular West Meads Location
- Sitting/Dining Room
- Open Plan Newly Fitted Kitchen
- Family Bathroom plus Separate WC
- Cloakroom with WC/Utility
- Single Garage
- Westerly Facing Garden
- No Forward Chain

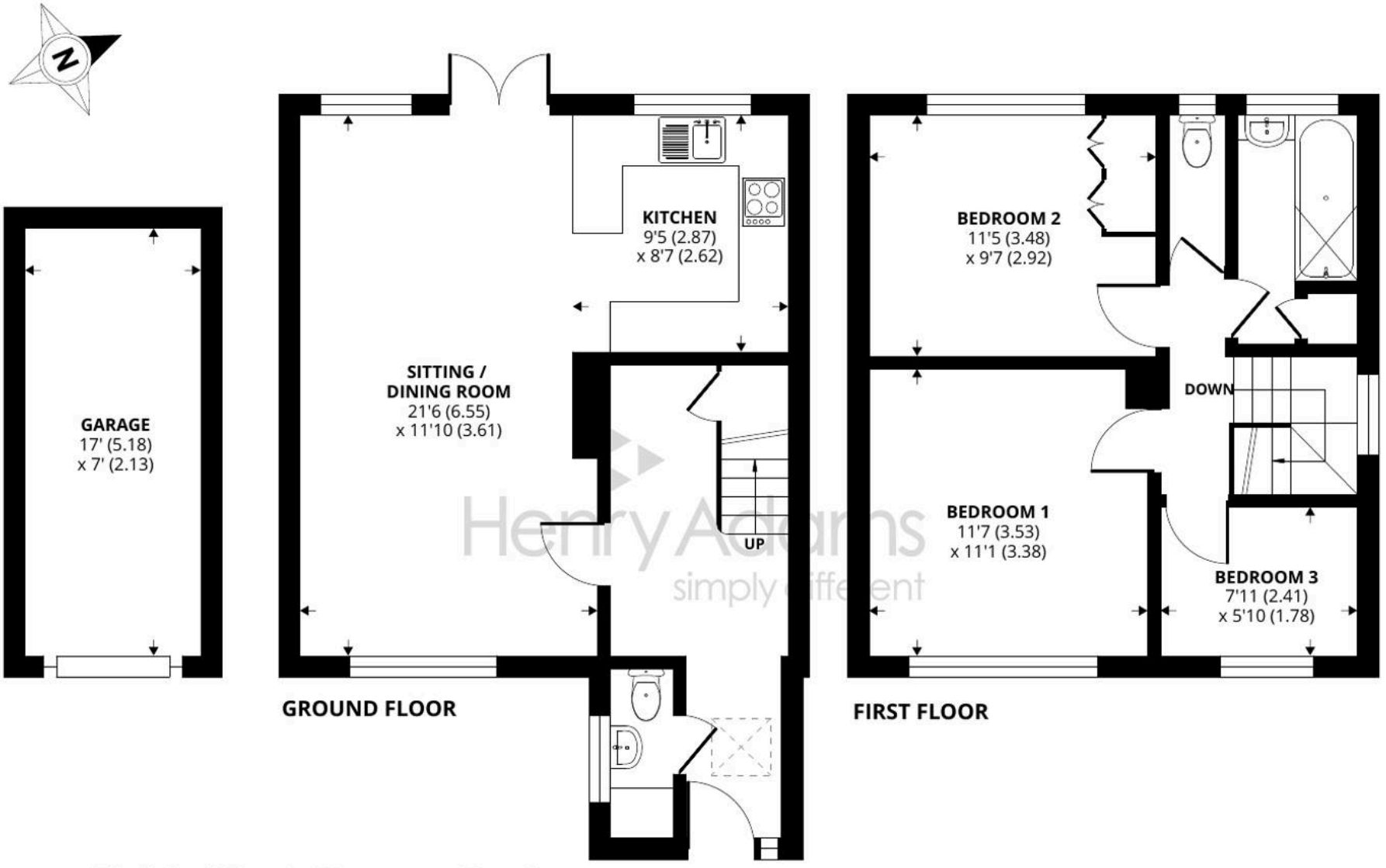
This bright and spacious extended family home is situated in a quiet spot overlooking the green on the ever popular West Meads estate, which includes a precinct shopping facility, GP surgery and dental practice.

The accommodation briefly comprises a welcoming entrance hallway which forms part of the sloping roof front extension, sitting/dining room with pleasant views across the playing field and rear garden, open plan refitted kitchen (2023) with breakfast bar, integral fridge/freezer, dishwasher, electric oven and hob, plus cloakroom with WC and space and plumbing for washing machine and dryer.

To the first floor, there are three bedrooms and family bathroom with airing cupboard and separate WC.

Outside, the front garden is laid to lawn and with direct access to the playing field and side gated access to the westerly facing rear garden. The rear garden has raised decking and lawned area with mature tree and shrub border, timber shed with power and light and covered decking area. Gated rear access to the single garage located in the compound.





Queens Fields West, Bognor Regis

Approximate Area = 884 sq ft / 82.1 sq m
Garage = 119 sq ft / 11 sq m
Total = 1003 sq ft / 93.1 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
Produced for Henry Adams. REF: 999944

A viewing is highly recommended to appreciate its presentation accompanied by its position and outlook. We understand that early vacant possession may be possible as there is no onward chain.

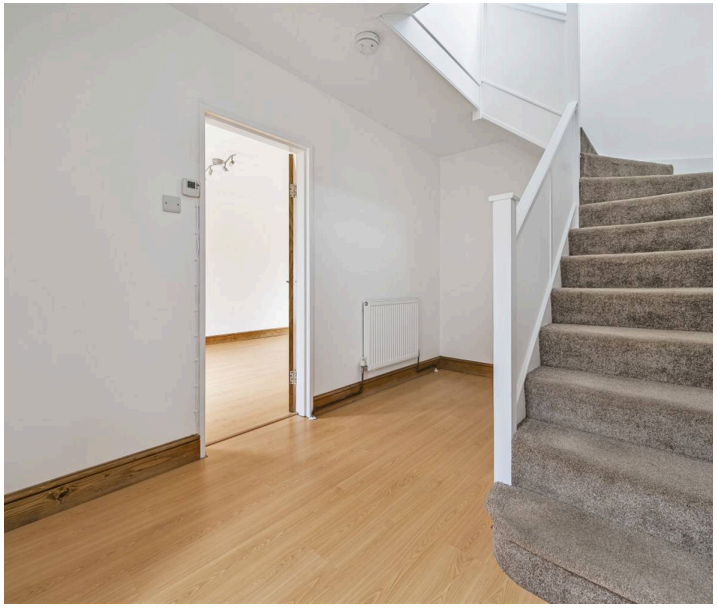
Situated on the popular West Meads estate in Aldwick to the west of the seaside town of Bognor Regis, with a good local bus service to both the village of Rose Green, which has a range of local amenities and Bognor Regis town centre with the precinct shopping facilities, the beach, the promenade and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

What3Words ///ballots.split.exists

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.