



7 Cambridge Walk | West Meads | Bognor Regis | West Sussex | PO21 5RL

Guide Price £335,000 | Freehold

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JUST BUNGALOWS

7 Cambridge Walk

West Meads | Bognor Regis | West Sussex | PO21 5RL

- **Semi-Detached Bungalow**
- **Cul-de-Sac Position**
- **Popular Residential Location**
- **South Easterly Facing Rear Garden**
- **2 Double Bedrooms**
- **NO ONWARD CHAIN**
- **677.2 Sq Ft / 62.9 Sq M (plus garage)**

Occupying a sought after cul-de-sac position, fronting onto a pleasant greensward within the favoured West Meads development, in the parish of Aldwick, this semi-detached bungalow is offered for sale with No Onward Chain. The property is situated close to local amenities including convenience shops, doctors, dentist, chemist, hairdressers, a community hall & regular bus routes.

The accommodation in brief comprises: hallway, rear aspect living room, rear aspect kitchen, two front aspect double bedrooms and a bathroom.

The property also offers both triple and double glazing, a gas heating system via radiators, a garage and South Easterly rear garden.

A pathway leads to the part glazed front door with storm porch over and security light, opens into the entrance hall with radiator, electric meter cupboard, central heating thermostat, access hatch to roof space with fitted loft ladder and fitted carpet. Panel doors lead to the living room, bathroom and 2 bedrooms & a part glazed panel door leads to the kitchen.

The living room is positioned at the rear of the property with a large double glazed window and double glazed French doors (all with fitted vertical blinds) to the rear, fireplace with electric fire, mantle and hearth, t.v & telephone points, radiator and fitted carpet.

The kitchen has a range of base, drawer and wall mounted units with fitted light grain wood effect work surfaces, a 1 1/2 bowl single drainer ceramic sink unit with mixer tap, fitted electric cooker, electric 4 ring hob with extractor over, wall mounted Viessmann boiler, wall mounted programmer for heating/hot water control, a double glazed window (with fitted vertical blinds) to the rear and an obscure double glazed u.P.V.C door leading into the rear garden, space and plumbing for a washing machine, space for a free-standing fridge/freezer, tiled walls, tiled flooring and a radiator.

The two double bedrooms are positioned at the front of the property, both with triple glazed windows and fitted vertical blinds, enjoying the outlook onto the front garden and greensward. Bedroom 1 has a radiator and fitted carpet. Bedroom 2 has a radiator and fitted carpet. In addition, there is a bathroom comprising: white suite with panelled bath and shower over, wash basin with storage under, close coupled w.c, tiled walls and flooring, heated ladder style towel rail, door to an airing cupboard housing the hot water cylinder and slatted shelving, two obscure double glazed windows with fitted blinds to the side.

Externally, there is an open plan frontage laid to lawn and a wall mounted gas meter cupboard. A pathway to the side of the property leads to a gate into the rear garden, with 2 paved seating areas, outside tap, outside light, mainly laid to lawn, a raised planter, 2 sheds/out houses, a u.P.V.C door with rain canopy over leads into the single garage with power, light and a double glazed obscure window to rear. A gate leads out from the rear garden to the front of the garage with up and over door giving vehicular access into the garage.

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N.B. Under the Estate Agents Act 1979 we are by law requested to inform you that the person/s selling this property are 'connected person/s' as defined by the Act.

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Main area: Approx. 62.9 sq. metres (677.2 sq. feet)

Plus garages, approx. 11.7 sq. metres (126.3 sq. feet)

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.

Current EPC Rating: D (63)

Council Tax: Band C £2,149.67 p.a (Arun District Council / Aldwick 2026 - 2027)

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.