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Trinity Way, Bognor Regis
Guide Price £375,000



Whitlocks Estate Agents are delighted to present this beautifully refurbished detached bungalow, occupying a peaceful position on the highly sought after West Meads Estate. Offering spacious single storey living, this home is within easy walking distance of a doctor's surgery, convenience store, post office and pharmacy, also very close public transport links, making it ideal for downsizers, retirees or buyers seeking a low maintenance lifestyle.

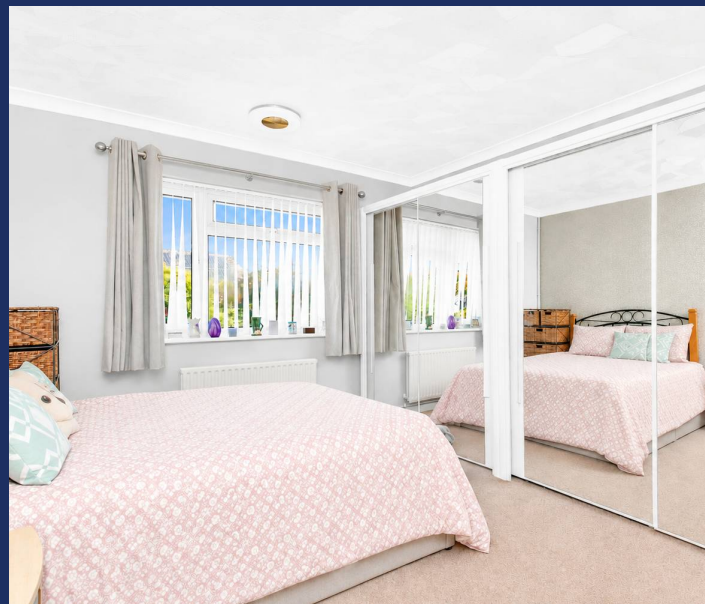
The contemporary fitted kitchen features a comprehensive range of integrated appliances and opens seamlessly into a spacious brick built conservatory, currently arranged as a dining room, creating an ideal space for everyday living and entertaining. A generous separate lounge is filled with natural light, providing a bright and welcoming living space.

The bungalow offers two well proportioned double bedrooms, both benefiting from built in wardrobes, together with a spacious modern fitted bathroom.

Outside, the private enclosed rear garden offers a peaceful and secluded setting with a generous patio area, ideal for outdoor dining and entertaining. A versatile outbuilding with power and lighting provides excellent potential for use as a home office, hobby room, gym or summer house.

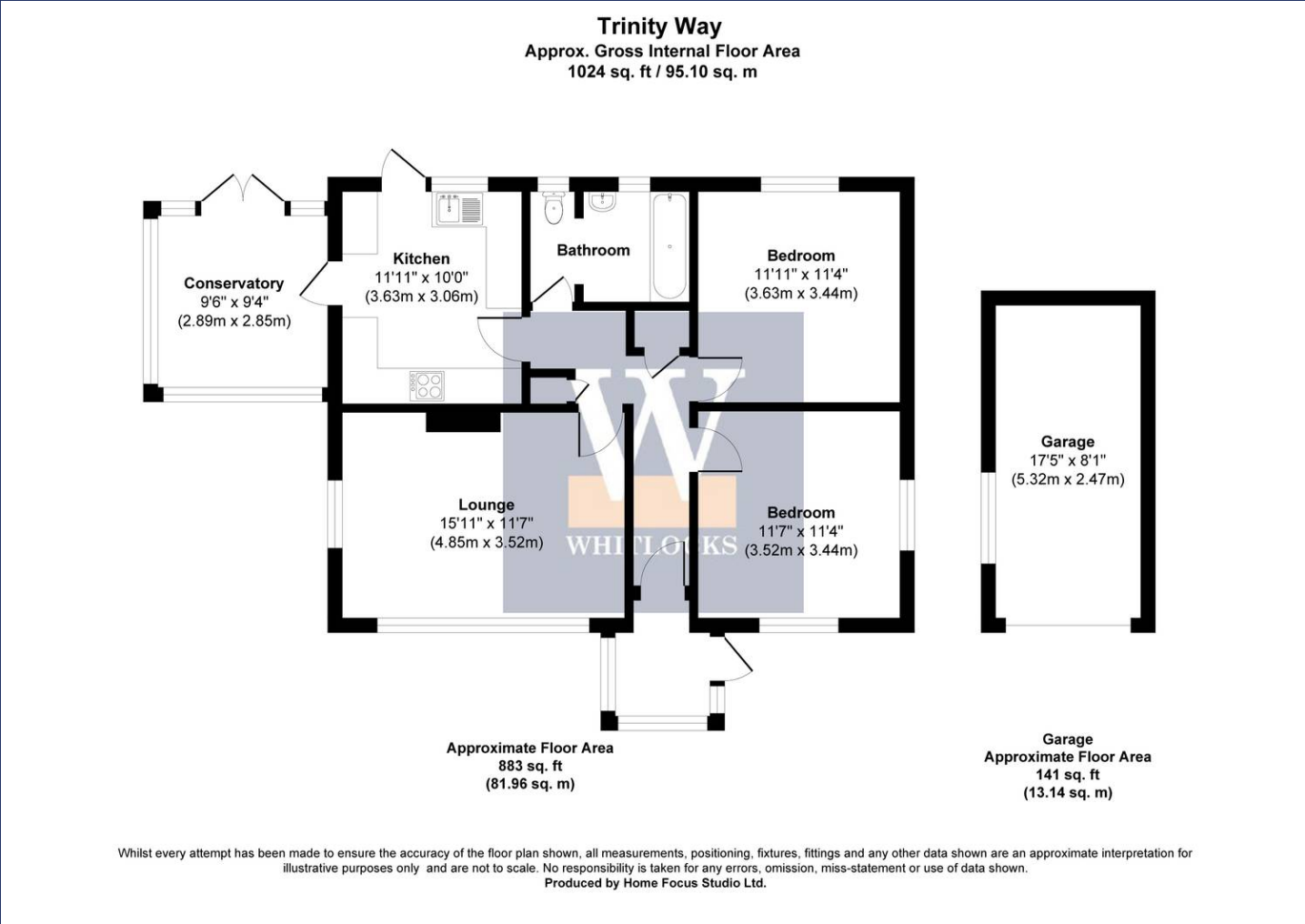
To the front of the property, an attractive in and out driveway provides ample off road parking for several vehicles and leads to the garage, which is fitted with an up and over door.

Combining modern interiors, generous living space, excellent outside space and a highly convenient location, this superb detached bungalow offers an outstanding opportunity for buyers looking for a home in one of West Meads' most desirable residential locations. A viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



A popular and small residential estate, west of Bognor Regis and mainly comprising of Bungalows with a convenient central Parade of Shops including Convenience Stores, Dental Practice, Doctors Surgery, Chemist, a highly regarded Veterinary Clinic, a Solicitors and Community Centre. West Meads also boasts a recreation ground which is ideal for dog walking and hosts community sports activities such as football, there is also a Bus Service providing transport to Rose Green and Bognor Regis where further amenities can be found. The charming Cathedral City of Chichester is just under 6 miles away and offers many Shops, Bars, Restaurants, a Hospital, a Theatre a College and a University. Chichester is also within close proximity to the famous Glorious Goodwood and Racecourse.

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Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E