



## 3 Windsor Close, West Meads

Guide Price £525,000



## 3 Windsor Close

- Substantially Extended Detached House
- Popular West Meads Location overlooking Greensward
- Spacious Hallway with Ground Floor WC
- Open Plan Sitting/Dining/Sun Room
- Modern Fitted Kitchen/Family Room
- Principal Bedroom with En-Suite Shower Room
- Three Further Generous Bedrooms
- Family Bathroom
- Garage and Driveway with Additional Gravelled Parking Area
- Landscaped Garden with Workshop and Covered Entertaining Area

This substantially extended four bedroom detached house is set in the popular West Meads area, perfectly positioned to overlook a peaceful greensward.

Step inside to a spacious hallway with a handy ground floor WC, leading to a bright open plan sitting, dining, and sun room with lantern roof light - the ideal spot for family gatherings or relaxed evenings. There are patio doors from the sun room overlooking the garden. The modern fitted kitchen has cream shaker style units and wood block worktops and comes complete with a Rangemaster range cooker, space for a fridge and freezer, and integral appliances, making it a dream for home cooks. The dining/family area has a lantern roof light and patio doors leading to the garden. Quality flooring runs throughout, and several thoughtful extensions give this home flexibility for a growing family.











## Windsor Close, Bognor Regis

Approximate Area = 1444 sq ft / 134.1 sq m

Garage = 168 sq ft / 15.6 sq m

Outbuilding = 185 sq ft / 17.1 sq m

Total = 1797 sq ft / 166.8 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: 1495376

Upstairs, the principal bedroom features an en-suite shower room and fitted wardrobes, while three further generous bedrooms share a contemporary family bathroom, panel bath with shower over, vanity basin and WC.

The outside space is just as impressive, with a beautifully landscaped garden offering plenty of room to relax or entertain. A large workshop provides space for hobbies or storage, and the covered entertaining area is perfect for summer barbecues or evening drinks with friends. You are just a short walk from local shops and the playing field, making this a great spot for families or anyone looking to enjoy a friendly neighbourhood atmosphere.

There is also a garage and driveway with a log store and there is an additional gravelled parking area for guests or extra vehicles.

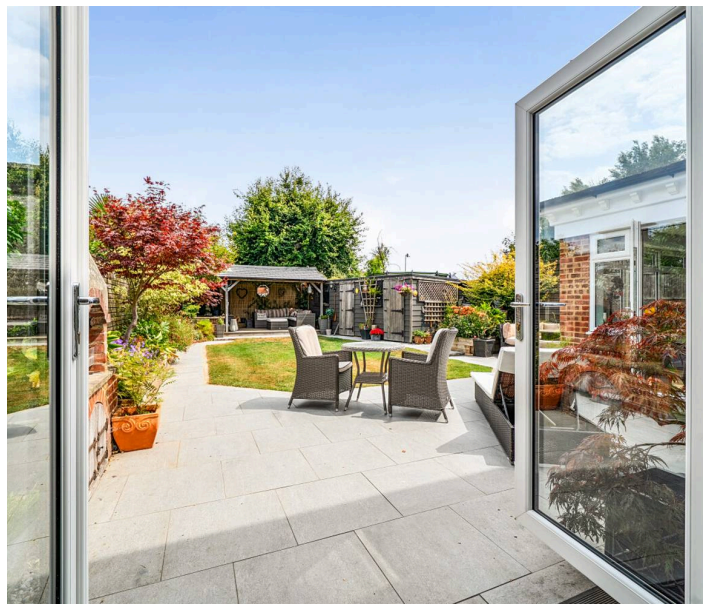
Situated on the popular West Meads estate in Aldwick to the west of the seaside town of Bognor Regis, with a good local bus service to both the village of Rose Green, which has a range of local amenities and Bognor Regis town centre with the precinct shopping facilities, the beach, the promenade and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

What3Words [///judges.remit.index](https://www.what3words.com/#!/judges.remit.index)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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