



39 Marlborough Court | West Meads | Bognor Regis | West Sussex | PO21 5QJ

Guide Price £350,000 | Freehold

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JUST BUNGALOWS

39 Marlborough Court

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- Cul-de-Sac Position Within Favoured Location
- Two Double Bedroom Semi-detached Bungalow
- Large Wrap Around Side & Rear Garden
- Recently Redecorated Throughout
- Modern Kitchen, Wet Room & Large Conservatory/Sun Room
- Double Glazing & Gas Heating (Radiators)
- No Onward Chain
- 1,090.2 Sq Ft / 101.3 Sq M (Plus Garage)

Tucked in the far corner of a residential cul-de-sac, within a favoured location on the outskirts of Bognor Regis, this semi-detached bungalow is offered for sale with no onward chain. The incredibly deceptive and well presented accommodation comprises: porch, hallway, front aspect living room, refitted kitchen, large conservatory/sun room at the rear, two double bedrooms, modern wet room and separate wc.

The property also offers double glazing, a gas heating system via radiators, on-site parking, detached garage and large wrap around fully enclosed rear/side garden.

An outer double glazed front door leads into a double glazed entrance porch with courtesy light, where an inner double glazed front door, with natural light obscure double glazed flank panelling, in-turn leads into a welcoming central hallway with wood effect vinyl flooring, wall mounted electric meter cupboard housing the electric consumer unit, useful built-in shelved storage cupboard and an access hatch to the loft space which houses the gas boiler. Doors lead from the hallway to the living room, kitchen, two bedrooms, wet room and separate wc.

The living room has a large window to the front and wood effect vinyl flooring. The kitchen has been tastefully refitted and boasts a comprehensive range of matching base, drawer and wall mounted units, complemented by a light grain wood effect work-surface, incorporating an area of breakfast bar, inset stainless steel single drainer sink unit with mixer tap, tiled splash-back surround, integrated 4 burner gas hob with hood over, eye level twin oven/grill, cupboard housing the gas meter, tiled flooring, along with a window and double glazed door to the rear leading into the large double glazed conservatory, which has space and plumbing for a washing machine and additional appliances, radiator and provides access into the rear garden via a double glazed door to the side and double glazed French doors to the rear.

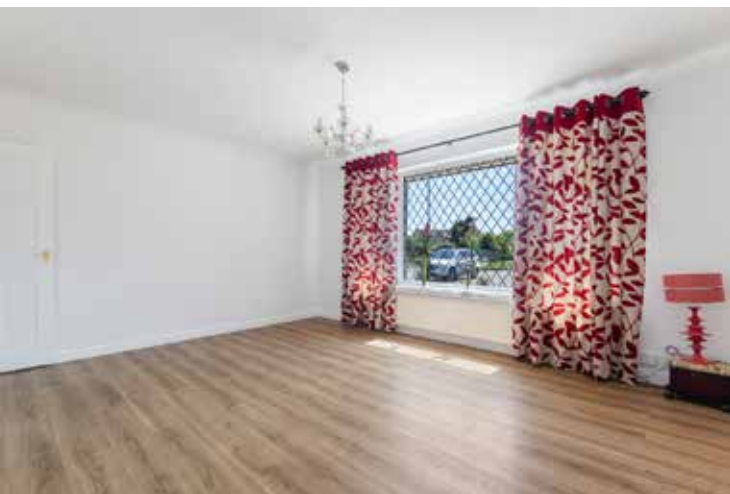
The two bedrooms are both good size double rooms, one with a window to the front and wood effect vinyl flooring and one positioned at the rear of the property with wood effect vinyl flooring and double glazed French doors to the rear leading into the adjoining conservatory.

The wet room has a window to the rear into the conservatory, tiled walls and floor, dual shower unit, wall mounted wash basin with storage under, heated towel rail, medicine cabinet and window to the rear into the conservatory. Adjacent to the wet room is a separate wc with window to the rear into the conservatory.

Externally, there is an open plan frontage laid to lawn with a driveway leading to the detached garage, which has an up and over door to the front. A gate between the garage and the property leads to the large wrap around enclosed side/rear garden, which enjoys a large paved terrace, two timber stores, lawn, hard stand for a summerhouse/greenhouse, feature raised pond with rockery, an array of established plants and shrubs and a gate leading out to the rear.



Ref: BU350 - 05/26



Current EPC Rating: D (67)

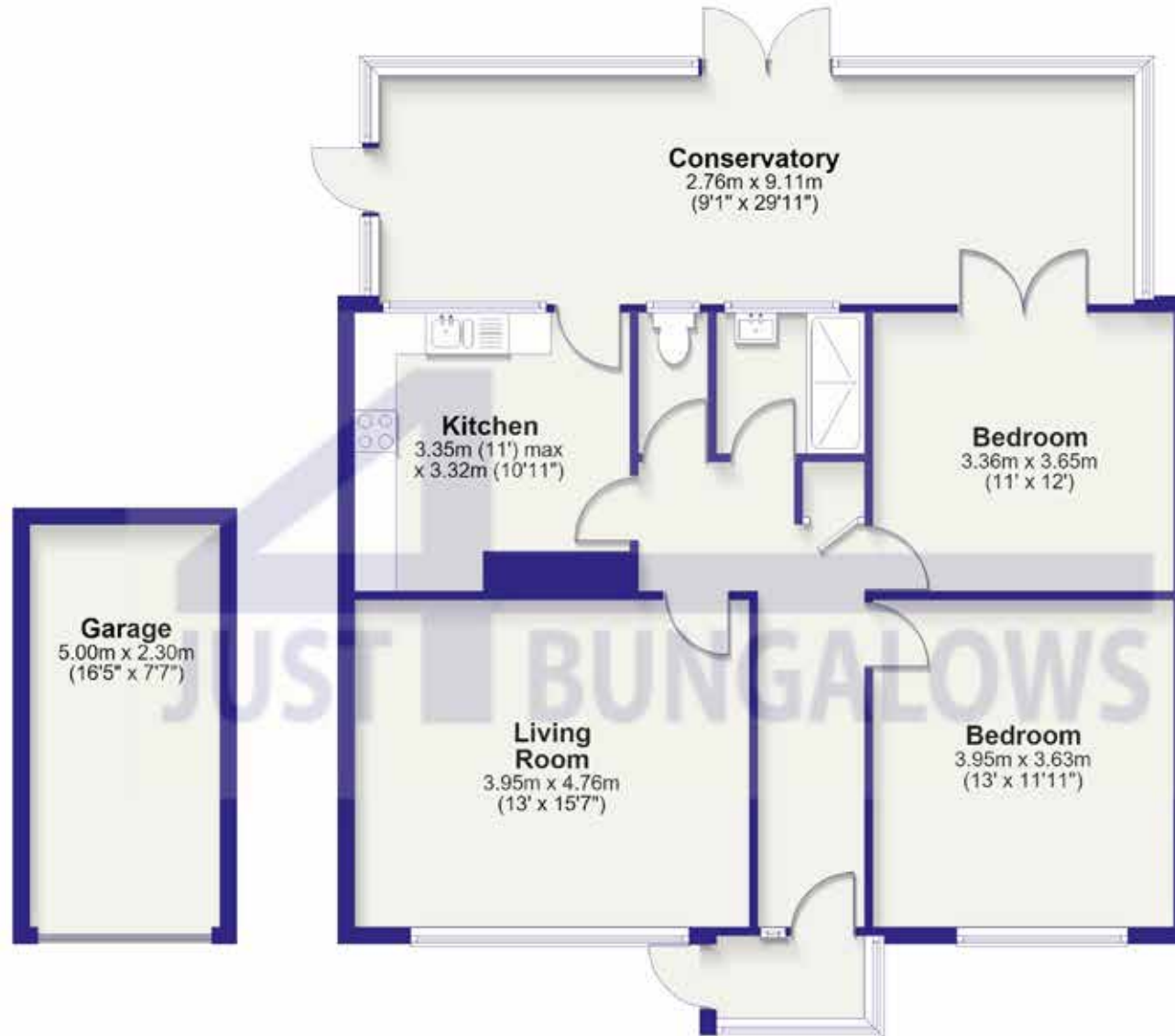
Council Tax: Band C £2,149.67 p.a (Arun District Council / Aldwick 2026 - 2027)

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Ground Floor

Main area: approx. 101.3 sq. metres (1090.2 sq. feet)
Plus garages, approx. 11.5 sq. metres (123.8 sq. feet)



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