



4 Worcester Close | West Meads | Bognor Regis | West Sussex | PO21 5QZ

Offers Over £350,000 | Freehold

4
JUST BUNGALOWS

4 Worcester Close

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

- **Detached Bungalow**
- **Cul-de-Sac Position**
- **Popular Residential Location**
- **Westerly Well Tended Rear Garden**
- **2 Bedrooms**
- **NO ONWARD CHAIN**
- **923 Sq Ft / 85.7 Sq M (incl. garage)**

Occupying a sought after cul-de-sac position, within the favoured West Meads development, in the parish of Aldwick, this detached bungalow is offered for sale with No Onward Chain.

The accommodation in brief comprises a generous double glazed entrance porch, hallway, front aspect living room, kitchen with adjoining double glazed side porch/utility, two rear aspect double bedrooms and a re-fitted shower room.

The property also offers double glazing, a gas heating system via radiators and back boiler, a generous frontage, block paved driveway, garage and delightful Westerly rear garden.

A double glazed sliding door leads into the generous double glazed porch with tiled flooring and courtesy light.

An inner double glazed door opens into the entrance hall with radiator, cupboard housing the electric meter and fuse box, built-in cloaks storage cupboard and access hatch to the loft space. Doors lead from the hallway to the kitchen, living room, two bedrooms and shower room.

The living room is positioned at the front of the property with a large double glazed window to the front, Adams style fireplace housing the recessed coal effect gas fire and back boiler, two radiators and fitted carpet.

The kitchen has a range of base, drawer and wall mounted units with fitted roll edge work surfaces, a single drainer stainless steel sink unit with mixer tap, space for a cooker, space and plumbing for a dishwasher and useful built-in shelved pantry cupboard, along with a double glazed window to the side and an obscure glazed door to the side leading into the adjoining double glazed side porch, which has been utilised as a utility area with space and plumbing for a washing machine, space for a free standing fridge/freezer and dryer, along with a double glazed door to the rear, providing access into the rear garden.

The two good size bedrooms are positioned at the rear of the property, both with double glazed windows to the rear enjoying the outlook into the delightful rear garden. Bedroom 1 has fitted bedroom furniture/wardrobes, while bedroom 2 has two built-in single wardrobes/storage cupboards.

In addition, there is a shower room with a white suite of glazed shower enclosure with fitted shower, shaped wash basin with storage under, close coupled wc, tiled walls, heated towel rail and airing cupboard housing the hot water cylinder with slatted shelving.

Externally, there is on-site parking at the front via the generous block paved driveway, a garage with power, light, up and over door to the front and personal door to the side, along with a delightful, fully enclosed, well tended westerly rear garden with patio/sun terrace, shaped lawn, timber storage shed and greenhouse. Gates either side of the property provide access to the front.



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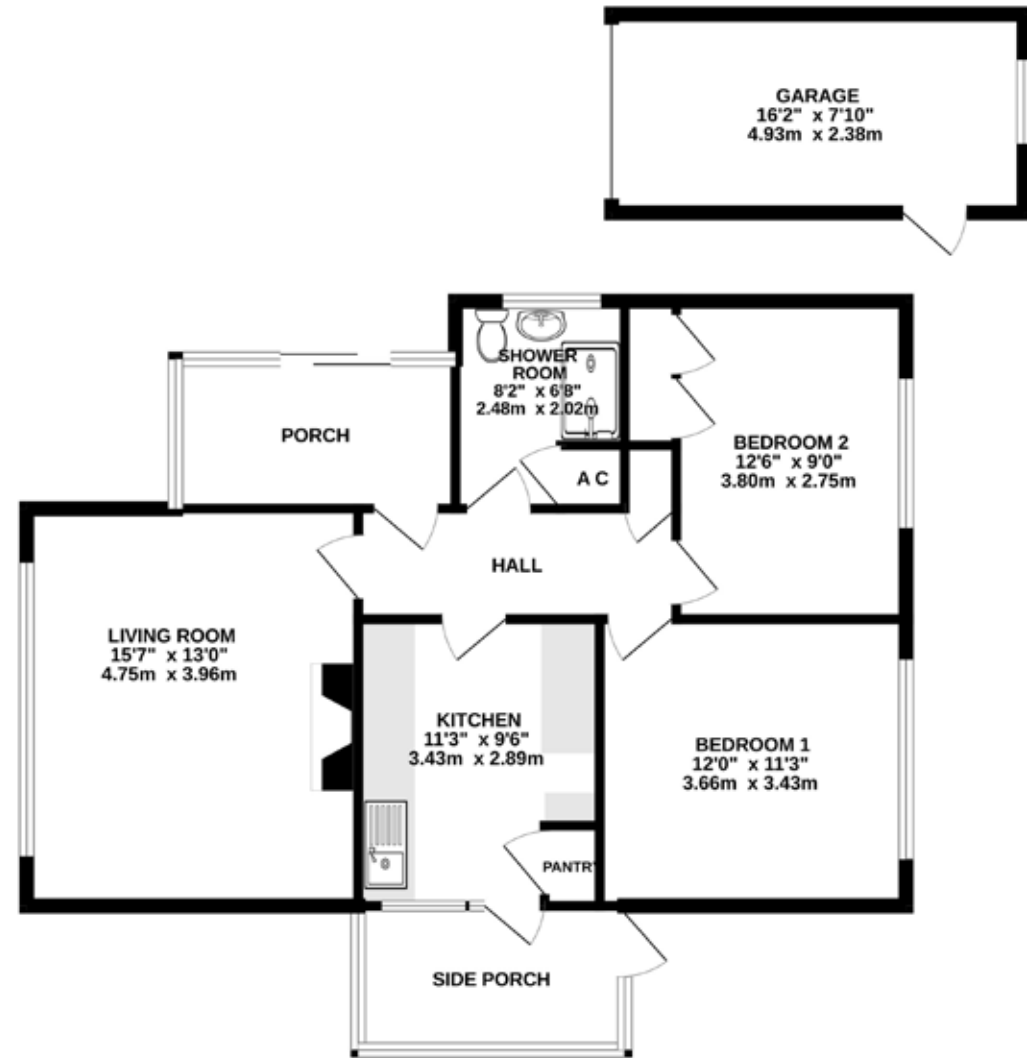
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Current EPC Rating: D (56)

Council Tax: Band D (£2,418.38 p.a Arun District Council / Aldwick 2025 - 2026)

GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.