

## Balliol Close, Bognor Regis, PO21 5QE

Freehold

Immaculately presented detached bungalow • Two double bedrooms • Stunning kitchen/breakfast room • Completely renovated to an extremely high standard • Office/cabin in the garden with electricity • Single garage with off street parking for two cars • CHAIN FREE • For more information please visit the Cooper Adams website

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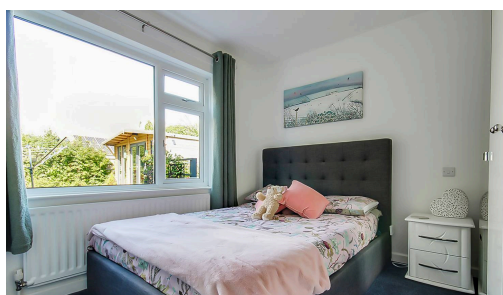


## Immaculately Presented Detached Bungalow – Chain Free.

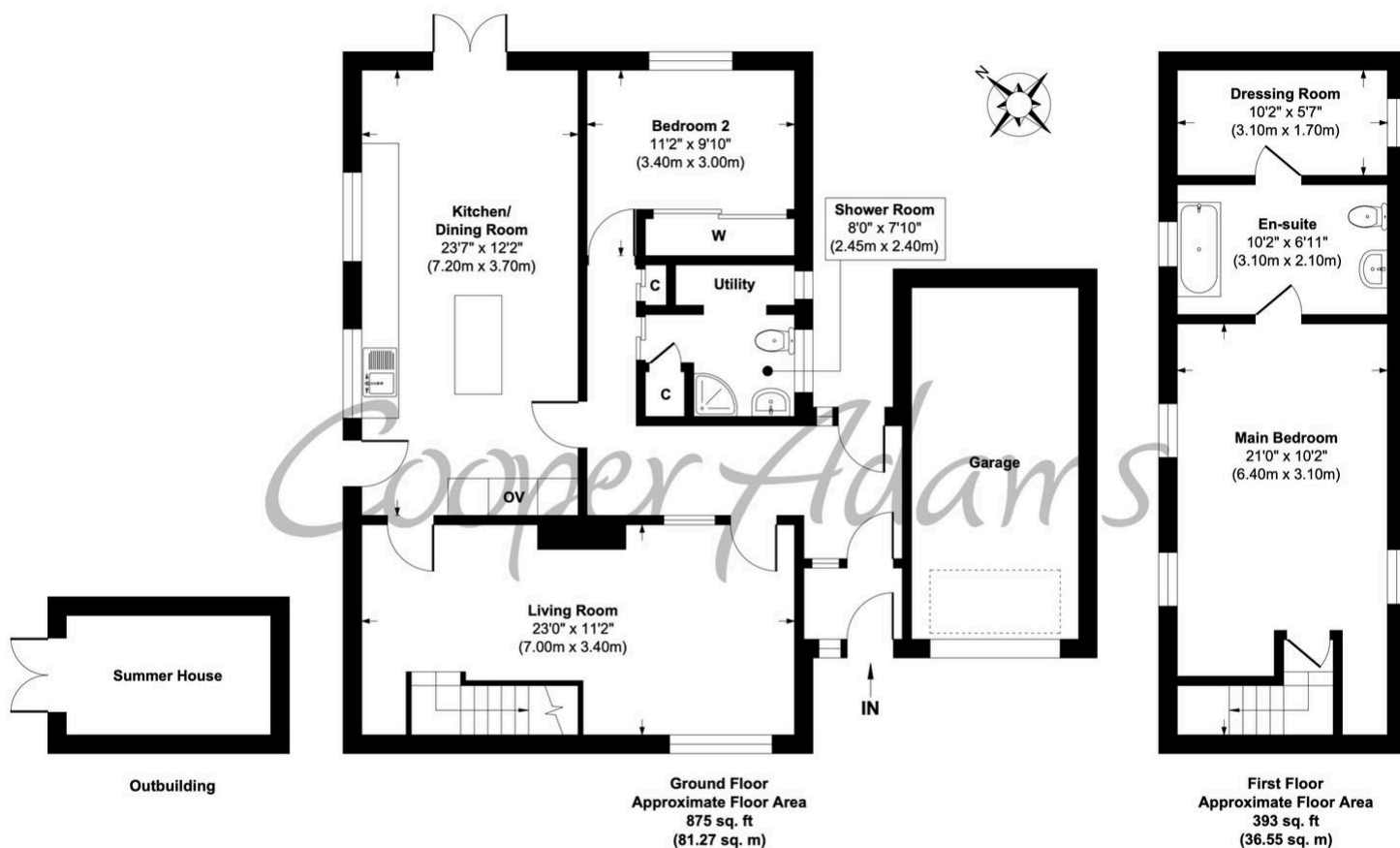
This beautifully refurbished detached bungalow situated on the favoured West Meads Development, offers stylish, modern living in a peaceful setting. Renovated to an exceptionally high standard throughout, the property boasts two spacious double bedrooms — the luxurious main suite is located on the first floor and features large Velux windows, a private dressing room, and an elegant en-suite bathroom complete with a freestanding bath. The ground floor hosts a generously sized second bedroom, a contemporary shower room with a convenient utility area, and a welcoming sitting room with a charming feature fireplace. At the heart of the home is a stunning kitchen/breakfast room, thoughtfully designed for both everyday living and entertaining. Step outside to discover a sunny, good-sized garden with a versatile office/cabin equipped with electricity — ideal for home working or creative pursuits. Additional benefits include a single garage, off-street parking for two cars, and the advantage of being offered chain free.



Bognor Regis is a traditional seaside town in West Sussex with blue flag award winning beaches. Excellent local shops, conveniently located near the A259 by-pass with easy access for commuters. The property is 0.7 miles to the beach, 1.3 miles from Bognor station and short walk to the bus stop. This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.



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**Approx. Gross Internal Floor Area 1268 sq. ft / 117.82 sq. m (Excluding Garage/Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale

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