

# White & Brooks

BOGNOR REGIS

## £475,000

Exeter Close • West Meads • West Sussex

### “Modern Detached Bungalow”



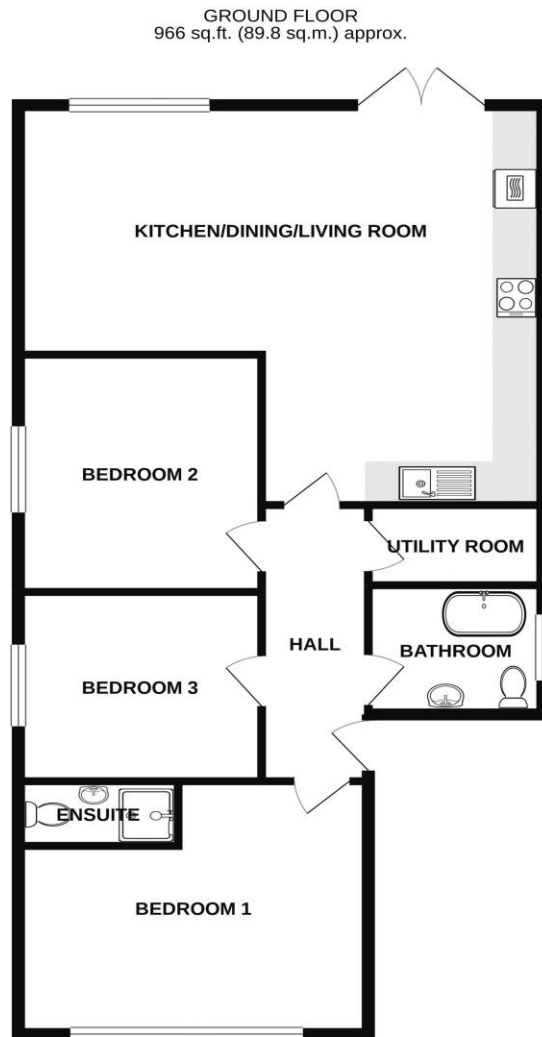
- ❖ 3 Double Bedrooms
- ❖ Open Plan Kitchen/Dining/Living Room
- ❖ Utility Room
- ❖ Bathroom & Additional En-Suite Shower Room
- ❖ Garage
- ❖ Off Road Parking
- ❖ Cul-De-Sac Location
- ❖ Enclosed Rear Garden

## About The Property

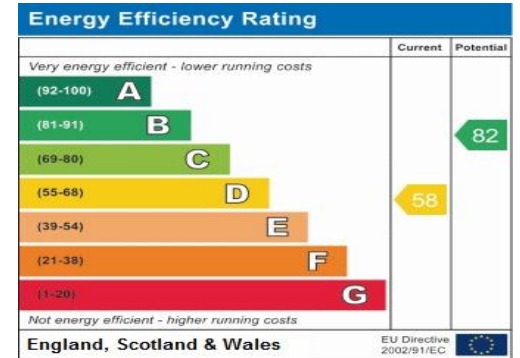
White and Brooks are delighted to offer for sale, this detached and extended Modern three Bedroom bungalow, situated in a lovely cul-de-sac conveniently located for local shops and amenities. The accommodation briefly comprises, open plan Kitchen/Dining/Living Room, Utility Room, three Bedrooms, Bathroom and En-Suite Shower Room to Primary Bedroom. Outside there is an enclosed rear garden and an open front garden with a drive providing off road parking in addition to a single garage. A personal viewing is highly recommended to appreciate the standard of accommodation on offer.



# Floorplan and EPC



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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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# Room Details

**Entrance Hall**

**Bedroom 1** 12' 7" x 15' 9" (3.83m x 4.8m)

**En-Suite Shower Room**

**Bathroom**

**Utility Room**

**Bedroom 3** 9' 5" x 10' 11" (2.88m x 3.34m)

**Bedroom 2** 11' 10" x 11' 2" (3.6m x 3.41m)

**Open Plan Kitchen/Dining/Living Room** 19' 10" x 23' 3" (6.05m x 7.08m)

**Enclosed Rear Garden**

**Driveway**

**Garage**

