



14 Marlborough Court, West Meads

Guide Price £375,000

 **Henry Adams**
estate agents



14 Marlborough Court

- Substantial Plot
- No Onward Chain
- Large Sitting/Dining Room with French Doors to Garden
- Refitted Kitchen with Garden Access
- Two Double Bedrooms
- Refitted Walk-In Shower Room
- Three Piece Bathroom
- South/West Wrap Around Garden
- Driveway Parking for Ample Cars
- Garage

This impressive two bedroom detached bungalow is offered to the market with no onward chain and presents a superb opportunity for buyers seeking a spacious and well-maintained home.

The property features two generously sized double bedrooms, a refitted kitchen (with direct access to the garden) offers ample storage and space for white goods, while the large sitting/dining room benefits from French doors that fill the space with natural light.

The home includes both a stylish refitted walk-in shower room and a separate three piece bathroom, catering to a variety of needs and preferences. Set on a substantial plot, the property boasts driveway parking for multiple cars as well as a garage, ensuring convenience for residents and visitors alike.







GROUND FLOOR

Marlborough Court, West Meads

Approximate Area = 933 sq ft / 86.6 sq m

Garage = 133 sq ft / 12.3 sq m

Outbuildings = 70 sq ft / 6.5 sq m

Total = 1136 sq ft / 105.4 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.
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The layout is thoughtfully designed to maximise space and functionality, making it ideal for every-day living and entertaining. With its attractive presentation and practical features, this home represents an outstanding prospect for buyers looking for a move-in ready property in a desirable location. Early viewing is highly recommended to fully appreciate all that this delightful detached house has to offer.

Situated in the ever-popular residential area of West Meads to the west of the seaside town of Bognor Regis with its precinct shopping facilities, range of cafes, bars and restaurants, the beach and promenade and the mainline railway station with services to London Victoria and the South Coast. West Meads has a good bus service into the town centre and also to the village of Rose Green.

What3Words [///truth.banana.counts](https://www.what3words.com/truehbananacounts)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.