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**36 St Thomas Drive**

Pagham | Bognor Regis | West Sussex | PO21 4UB

**Guide Price £400,000**

**FREEHOLD**

# 36 St Thomas Drive

Pagham | Bognor Regis | West Sussex | PO21 4UB

MU400 - 03/23



## Features

- Detached 2 Bedroom Bungalow
- Popular Residential Location
- Southerly Rear Garden
- NO ONWARD CHAIN
- 994 Sq Ft / 92.3 Sq M

Situated within a popular residential location, close to amenities and the beach and offered for sale with no onward chain, this detached bungalow provides well proportioned rooms with the accommodation comprising, porch, entrance hall, living room being open plan to a rear dining area, kitchen, two bedrooms and shower room, along with a driveway, garage and Southerly rear garden.

Amenities including Barbers, Hairdresser, Chemist, Dentist, Newsagent, Takeaway Food Outlets etc can be found close by in the Pagham shopping parade, along with a large Co-op convenience store. Pagham Beach and the favoured Lagoon/Nature Reserve are within a short walk, whilst regularly routed bus services are within a few hundred metres providing access to Chichester and Bognor Regis.

Bognor Regis Town Centre is approx. four miles to the West offering its pier, promenade, mainline railway station and cinema, pubs etc. On the outskirts of Bognor Regis there can be found a selection of well known Supermarkets and a variety of other retail outlets while the city of Chichester is within approx 6 miles offering a wider selection of shopping facilities and the famous Festival Theatre.

A double glazed outer door opens into a double glazed porch at the front where an inner front door leads through into the hallway with exposed wood block flooring, built-in storage cupboard housing the electric consumer unit and meters, along with an access hatch to the loft space. Doors lead to the living room, two bedrooms and shower room.

The living room measures 18' x 13' 8" overall with a large double glazed window to the side, fitted stone feature surround with recessed fireplace and display plinth. An open plan archway leads through to a generous dining/breakfast room at the rear which provides access to the rear garden via double glazed patio doors to the rear and a double glazed door to the side, along with a high level window to the side and obscured double glazed window to the rear where there are fitted cupboards and work surfaces to one corner.

A walkway in turn leads from the dining area into the kitchen which has a side aspect double glazed window and boasts a range of fitted units and work surfaces, 1 1/2 bowl single drainer sink unit, integrated electric hob, eye level double oven/grill with microwave over, space and plumbing for a washing machine and dishwasher and recess for a free-standing fridge/freezer, along with modern wall mounted Vaillant gas boiler.

The two bedrooms are both front aspect measuring 13' 11" x 11' 11" and 10' 6" x 9' 5" with bedroom 1 providing fitted wardrobes. The shower room has 2 obscure double glazed windows to the side, a built-in airing cupboard housing the hot water cylinder, shower enclosure with fitted shower, wash basin with storage under and close coupled w.c.

Externally there is a driveway providing on-site parking for 3 - 4 vehicles, an attached garage with up and over door, power, light and window and door to the rear, while the fully enclosed Southerly garden is predominantly laid to lawn with a generous paved sitting area at the rear, timber storage shed and gate/pathway to the side leading to the front.

**N.B This property is offered For Sale with No Onward Chain. Current EPC Rating: D (65) Council Tax: Band D (£2,006.73 p.a. Arun District Council / Pagham 2022 - 2023)**

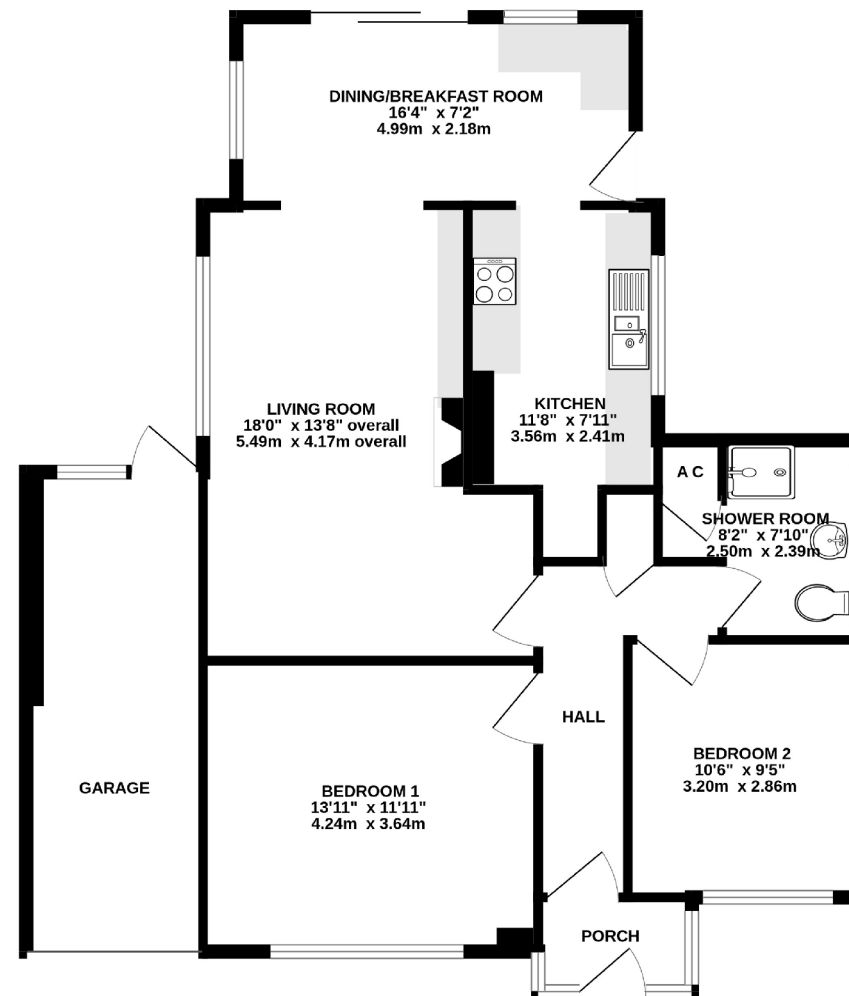




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**GROUND FLOOR**  
994 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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.