

4
JUST BUNGALOWS



26 Pilgrims Way

Nyetimber | Bognor Regis | West Sussex | PO21 3LF

Guide Price £415,000

FREEHOLD

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Nyetimber | Bognor Regis | West Sussex | PO21 3LF

HU415-07/23



Features

- Detached Single Storey Residence
- Three Bedrooms
- Popular Residential Location
- No Onward Chain
- 1,115 Sq Ft / 103.6 Sq M

A detached single storey residence situated within the Becket Park residential development believed to have been originally constructed in the 1990's on the site of the former Riviera Lido holiday camp. The accommodation comprises entrance hall, front aspect kitchen/breakfast room, rear aspect living room, three bedrooms, bathroom with w.c. and second separate w.c. Attached garage and secluded rear garden.

The village of Nyetimber is situated on the Western fringe of Bognor Regis and retains a village community feel with three public houses, a hotel/restaurant, convenience stores and takeaway food outlets. The nearby beach and nature reserve at Pagham are close at hand while regularly routed bus services enable an ease of access to the town centre and nearby city of Chichester.

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.

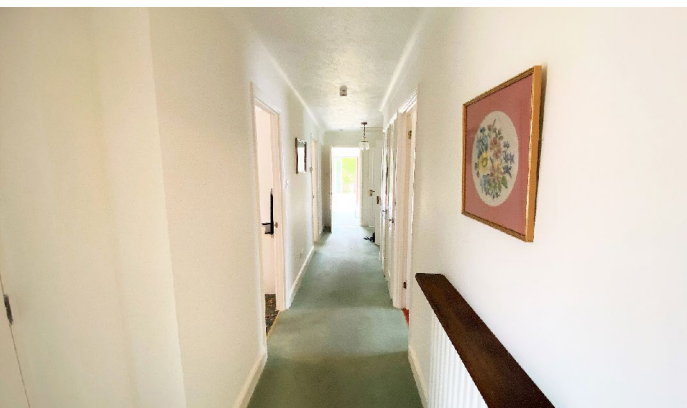
The front door with natural light flank panel opens into a welcoming central entrance hall with built-in cloaks storage cupboard and built-in airing cupboard housing the lagged hot water cylinder, along with an access hatch to the loft space. Doors from the hallway lead to the kitchen/breakfast room, living room, three bedrooms, separate cloakroom and bathroom.

The kitchen/breakfast room is a dual aspect room positioned at the front of the property offering a range of fitted base, drawer and wall mounted units, along with roll edge work surfaces with an inset 1 1/2 bowl single drainer sink unit, integrated four burner gas hob with hood over and oven under, space and plumbing for a washing machine, space for an under counter fridge and space for a breakfast table and chairs.

The main living room is positioned at the rear providing access to the rear garden via double glazed sliding doors, along with a double glazed window to the rear and feature Adam style fireplace.

Bedroom 1 is a front aspect room with built-in double mirror fronted sliding wardrobe. Bedroom 2 has a double glazed window to the rear and built-in mirror fronted sliding double wardrobe, while Bedroom 3 has a double glazed window to the side. Adjacent to Bedroom 3 is a good size bathroom with original fittings of coloured bath with mixer tap/shower attachment, pedestal wash basin and enclosed cistern w.c, along with an obscure double glazed window to the side. In addition, there is a separate cloakroom with second w.c, wall mounted wash basin and obscure double glazed window.

Externally there is a low maintenance frontage laid to paving with mature shrubs and a driveway providing on-site parking. The attached garage has an electrically operated vertical roller door with power, light, a double glazed window to the rear and personal door to the side. The fully enclosed rear garden is secluded from neighbouring properties via mature hedgerow at the rear and established mature shrubs, along with a lawn and paved patio. Paths lead to both sides with gates to the front.

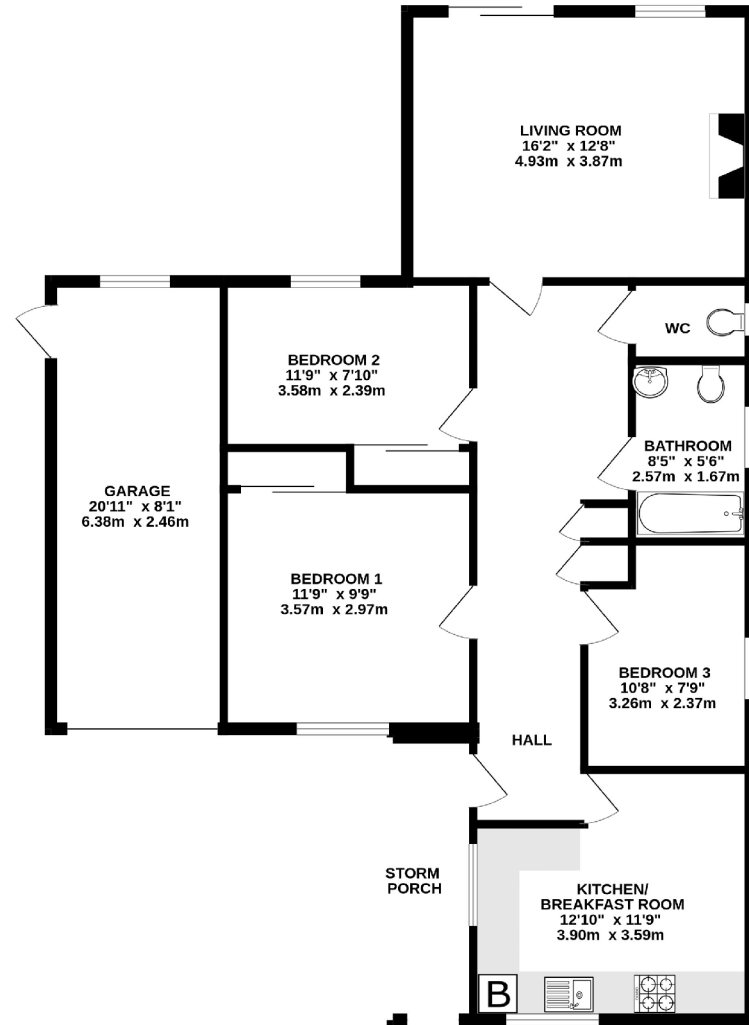




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GROUND FLOOR
 1115 sq. ft. (103.6 sq.m.) approx.



Current EPC Rating: D (63)

Council Tax: Band E (£2,573.78)
 (Arun District Council/Pagham - 2023 - 2024)

TOTAL FLOOR AREA : 1115 sq. ft. (103.6 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.