



8 Queensmead | Pagham | Bognor Regis | West Sussex | PO21 4UE

Guide Price **£550,000** | Freehold

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JUST BUNGALOWS

8 Queensmead

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- **Extended Two Bedroom Detached Bungalow**
- **Additional One Bedroom Annexe**
- **Popular Residential Location**
- **Well Presented Throughout**
- **1,235 Sq Ft / 114.7 Sq M**

A detached two bedroom bungalow, with additional one bedroom annexe, positioned in a sought after residential location, providing light and airy accommodation complemented with a delightful Southerly rear garden. The accommodation in brief comprises entrance hall, rear aspect living/dining room, conservatory/sun room, rear aspect modern kitchen, two double bedrooms, modern shower room, large covered utility passage and annexe comprising an open plan living room/kitchen, double bedroom and modern shower room. In addition, there is secure on site parking for several vehicles.

The property is approached via a generous block paved frontage providing on site parking for several vehicles, caravan, motor home etc. The front door positioned at the side of the property leads into the entrance hall with exposed feature herringbone wood flooring and access hatch to the loft space. Doors lead to the two bedrooms and shower room, while casement double doors lead through into the living/dining room which boasts exposed herringbone wood flooring, along with a high level double glazed window to the side in the dining area and large double glazed patio doors to the rear, which in turn lead into the double glazed conservatory/sun room.

A door from the living room leads into the modern kitchen with a double glazed window to the rear, recess for a fridge/freezer and a comprehensive range of units and fitted work surfaces, integrated concealed dishwasher, integrated hob with hood over and oven under. A double glazed door leads out to the side into the covered utility passage with space and plumbing for a washing machine and fitted cupboards, along with double doors to the front, door to the rear garden and door to the annexe.

Bedrooms 1 and 2 are both front aspect rooms. Bedroom 1 has exposed herringbone wood flooring while bedroom two has a fitted carpet. The shower room has an obscure double glazed window to the side, large modern walk-in shower enclosure with dual shower, modern wash basin and close coupled w.c.

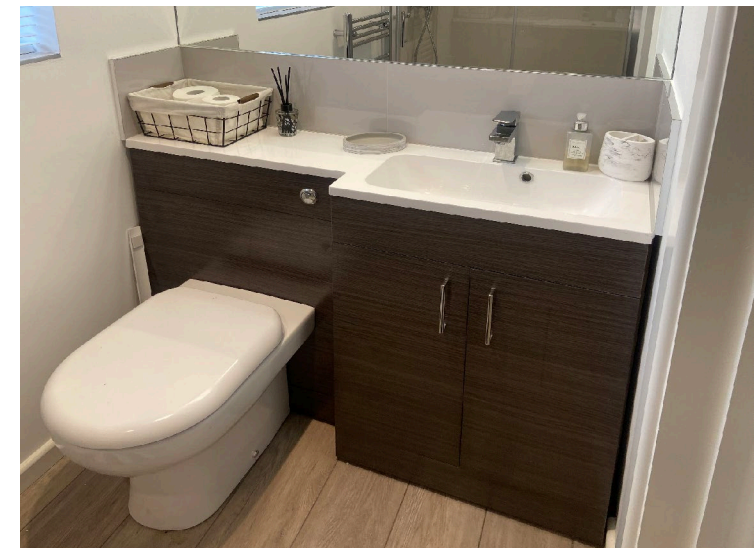
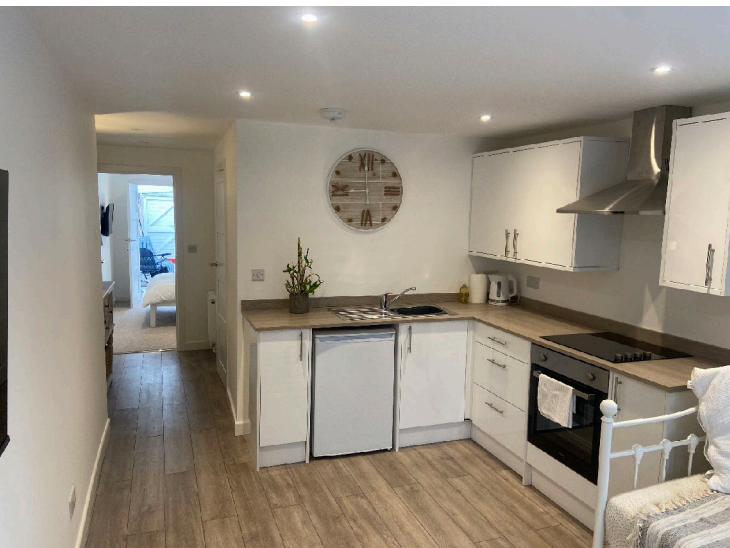
The Annexe: Positioned at the Southerly end of the property the annexe boasts a dual aspect open plan living room which provides access on to a delightful paved sitting area via double glazed French doors, along with a modern kitchenette with integrated oven, hob and hood, inner open plan hallway leading to the bedroom with a double glazed window to the side and modern shower room with over-size shower enclosure with fitted shower, wash basin, w.c. and double glazed window to the side.

Externally there is an enclosed rear garden, laid to lawn with mature foliage providing screening from neighbouring properties, shed and a pedestrian pathway to the side leading to the front.

Current EPC Rating: Main Bungalow E (52) Annexe C (75)

Council Tax: Band D £2,105.83 p.a. (Arun District Council/Pagham 2023 - 2024) **FR595/0923**



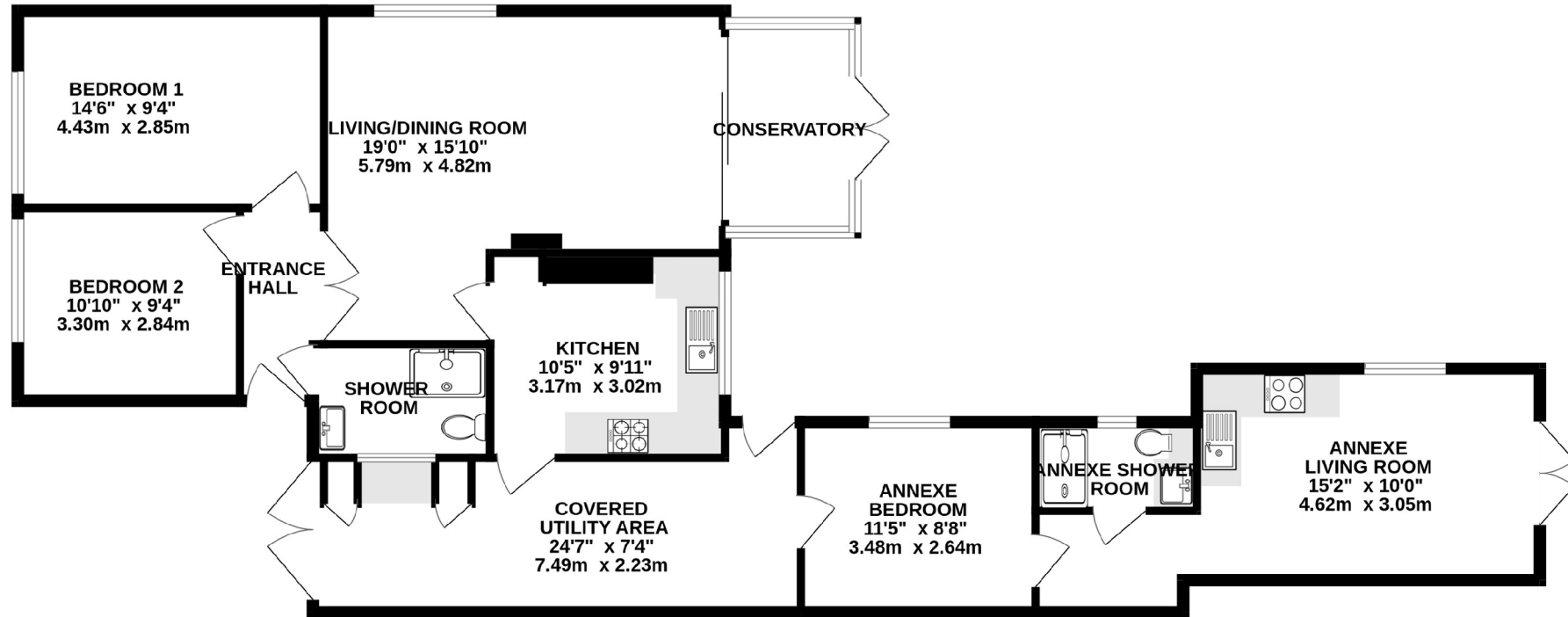


83 Barrack Lane,
Aldwick, West Sussex, PO21 4DX
T: 01243 269100 E: office@just4bungalows.co.uk
www.just4bungalows.co.uk

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GROUND FLOOR

1235 sq.ft. (114.7 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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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