



47 Harbour View Road | Pagham | Bognor Regis | West Sussex | PO21 4RQ

Offers Over **£300,000** | Freehold

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JUST BUNGALOWS

47 Harbour View Road

Pagham | Bognor Regis | West Sussex | PO21 4RQ

- **Two Bedroom Semi-Detached Bungalow**
- **Popular Residential Location**
- **Ample Parking & Garage**
- **NO ONWARD CHAIN**
- **755 sq ft / 70.1 sq m**

Offered For Sale with No Onward Chain, this semi-detached bungalow is situated within a popular residential location and offers entrance hall, rear aspect sitting room leading into a generous open plan pitched roof double glazed conservatory, modern fitted kitchen, two bedrooms and shower room, along with double glazing and a gas heating system via radiators. Externally there is on-site parking at the front, a shared driveway, detached garage and low maintenance fully enclosed rear garden.

A double glazed front door leads into the central entrance hall with two built-in storage cupboards and access hatch to the loft space. Doors lead to the two bedrooms and shower room, while further doorways lead into the kitchen and sitting room.

The kitchen is positioned at the rear of the property and boasts a comprehensive range of fitted units and work surfaces, inset single drainer sink unit with mixer tap, integrated four burner gas hob with hood over and oven under, space and plumbing for a washing machine, space for a free standing fridge/freezer along with a double glazed window and double glazed door to the rear providing access into the rear garden.

The sitting room boasts a chimney breast with display recess and leads through to the double glazed conservatory which provides access into the rear garden via double glazed French doors.

Bedrooms 1 & 2 are both front aspect rooms. In addition, there is a shower room with obscure double glazed window to the side, shower cubicle with fitted shower, close couple w.c. and wash basin with storage cupboard under.

Externally there is an open plan frontage providing on-site parking. A shared driveway leads to the side/rear to the detached garage.

The generous rear garden has been laid to shingle for ease of maintenance with decking accessed from the kitchen and conservatory running along the side of the garage.

N.B This property is offered For Sale with No Onward Chain.

Current EPC Rating: D (67)

**Council Tax: Band C (£1,871.85 p.a.
Arun District Council / Pagham 2023 - 2024)**





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GROUND FLOOR

755 sq.ft. (70.1 sq.m.) approx.

