



4 Pilgrims Way | Nyetimber | Bognor Regis | West Sussex | PO21 3LF

Price **£425,000** | Freehold

4
JUST BUNGALOWS

4 Pilgrims Way

Nyetimber | Bognor Regis | West Sussex | PO21 3LF

- **Detached 3 Bedroom Bungalow**
- **Extended Kitchen & Principal Bedroom**
- **GFCH (Radiators) & Double Glazing**
- **NO ONWARD CHAIN**
- **1,229 Sq Ft / 114.2 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, and extended in later years to create a larger kitchen/breakfast room and generous principal bedroom with dressing room.

An outer double glazed door leads into a double glazed porch where the front door with natural light flank panelling leads through into the welcoming entrance hall with wood effect flooring, built-in double cloaks storage cupboard, additional built-in cupboard housing the wall mounted Vaillant gas combination boiler, access hatch to the loft space and a natural light ceiling tunnel light. Doors lead to the kitchen/breakfast room, sitting room, dressing room, bedrooms 2, 3/study, shower room and cloak room with w.c and wall mounted wash basin.

The kitchen/breakfast room has double glazed windows to the front and both sides, a double glazed door to the front, a comprehensive range of fitted units and work surfaces, 1 1/2 bowl single drainer sink unit, space and plumbing for a washing machine and dishwasher and space for a cooker with hood over.

The sitting room is positioned at the rear of the property and provides access to the rear garden via double glazed patio doors and has a double glazed window to the rear, along with a double glazed window to the rear and has wood effect flooring and a feature fireplace.

The dressing room has wood effect flooring and built-in double wardrobe, and leads through to the principal bedroom at the rear with wood effect flooring, double glazed French doors and window to the rear, high level double glazed window to the side and double doors to the adjoining garage.

Bedroom 2 has a built-in wardrobe and double glazed windows to the side and rear, while bedroom 3/study has a double glazed window to the front and high level double glazed window to the side, both rooms with wood effect flooring. In addition, there is a shower room with corner shower cubicle, w.c., wash basin with storage unit under and double glazed window to the front.

Externally there is a block paved driveway at the front, integral garage with electrically operated door, power, light and modern wall mounted electric consumer unit, while to the rear there is an enclosed garden with paved terrace, lawn, timber storage shed and Summer house, trees, established beds/borders and pathways to both sides with gates to the front.

Current EPC Rating: C (70)

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

Ref: LO425 - 01/24

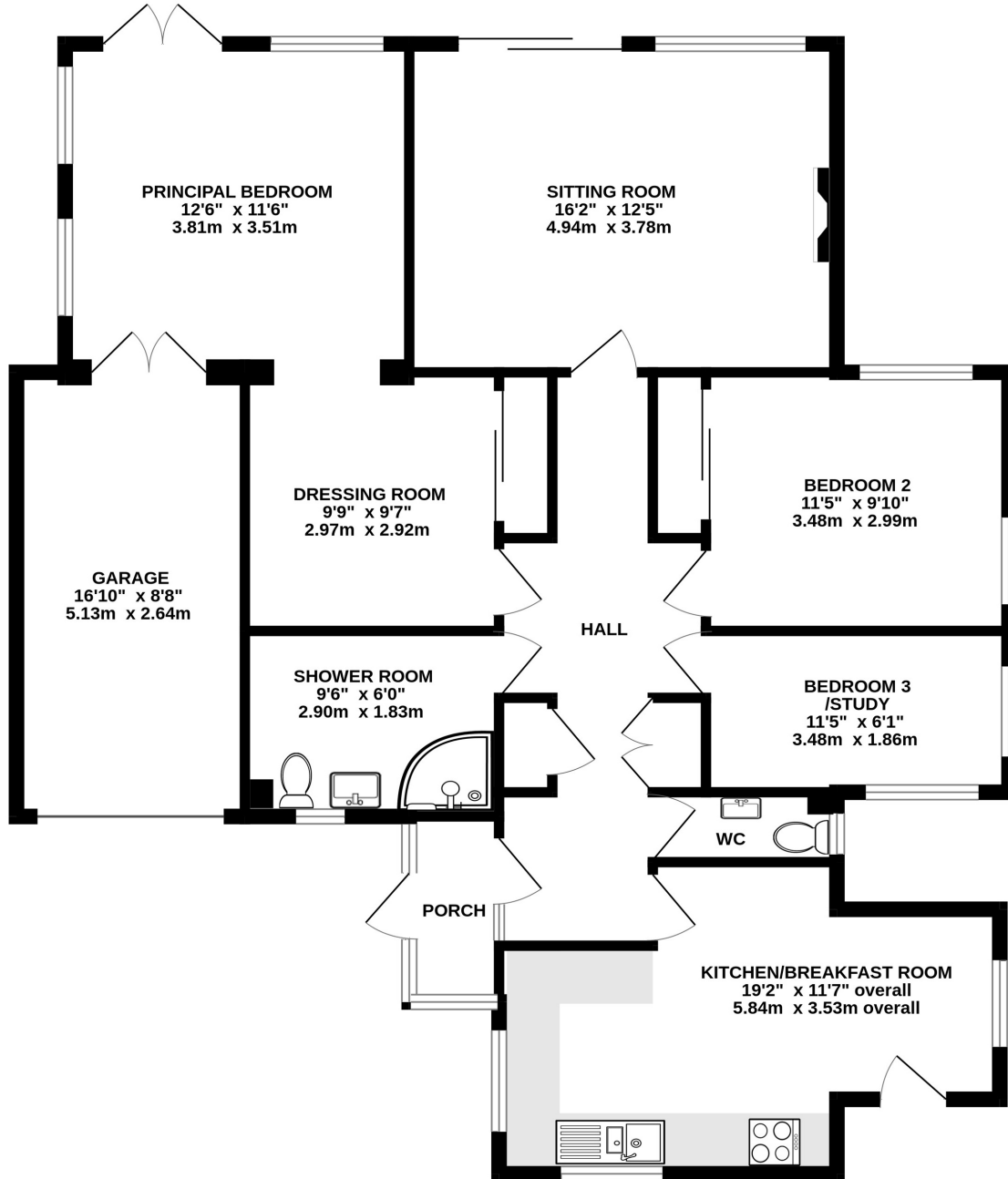




83 Barrack Lane,
Aldwick, West Sussex, PO21 4DX
T: 01243 269100 E: office@just4bungalows.co.uk
www.just4bungalows.co.uk

4
JUST BUNGALOWS

GROUND FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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.
Made with Metroplex ©2024



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.