



23 Abbottsbury | Pagham | Bognor Regis | West Sussex | PO21 4RT

Guide Price **£375,000** | Freehold

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- **Semi-detached Chalet Style Bungalow**
- **2 - 3 Bedrooms**
- **19' 2" x 7' 8" Double Glazed Sun Room**
- **Established Southerly Rear Garden**
- **1,149 Sq Ft / 106.7 Sq M**

Situated in a popular residential location, this semi-detached chalet style bungalow has been well maintained by the current owner and provides accommodation comprising entrance porch, hallway, kitchen and living room at the rear, both leading through to a sun room, versatile second reception room/ground floor bedroom 3, ground floor bathroom, first floor landing and two first floor bedrooms (principal with en-suite cloakroom/w.c.) In addition, there is double glazing and a gas heating system via radiators, along with a driveway, garage and delightful established Southerly rear garden.

A double glazed door at the front of the property leads into a double glazed porch with cloaks hanging space. An inner door leads through into the hallway with fitted carpet, carpeted staircase to the first floor with high level natural light double glazed window to the side and under stair storage cupboard housing the gas and electric meters and modern wall mounted electric consumer unit. A natural light window and door to the living room and further doors lead into the kitchen, ground floor bedroom 3 (currently utilised as a hobbies room) and ground floor bathroom.

The kitchen boasts a comprehensive range of base, drawer and wall mounted units along with fitted work surfaces, inset 1 1/2 bowl single drainer sink unit, space for a cooker, space and plumbing for a dishwasher and space for a free standing fridge/freezer, along with a serving hatch to the living room and a double glazed window and door to the rear, leading into the adjoining generous sun room, which lends itself to a variety of uses and provides access into the delightful Southerly rear garden. The living room also provides access into the sun room, along with large natural light double glazed windows to the rear and a fitted carpet.

The ground floor bedroom 3/second reception room is positioned at the front of the property with a large double glazed window and fitted carpet. In addition, the ground floor has a generous bathroom with two obscure double glazed windows to the side and a white suite of bath with mixer tap/shower attachment, large wash basin with storage cupboard under, adjacent enclosed cistern w.c. and ladder style heated towel rail.

The first floor has a landing with eaves storage, a high level double glazed window to the front and doors to bedrooms 1 and 2. Bedroom 1 has a double glazed window to the rear, high level double glazed window to the front, eaves storage access and door to an en-suite cloakroom with wash basin, w.c. and high level double glazed window to the front. Bedroom 2 has a double glazed window to the rear and access hatch to the loft space.

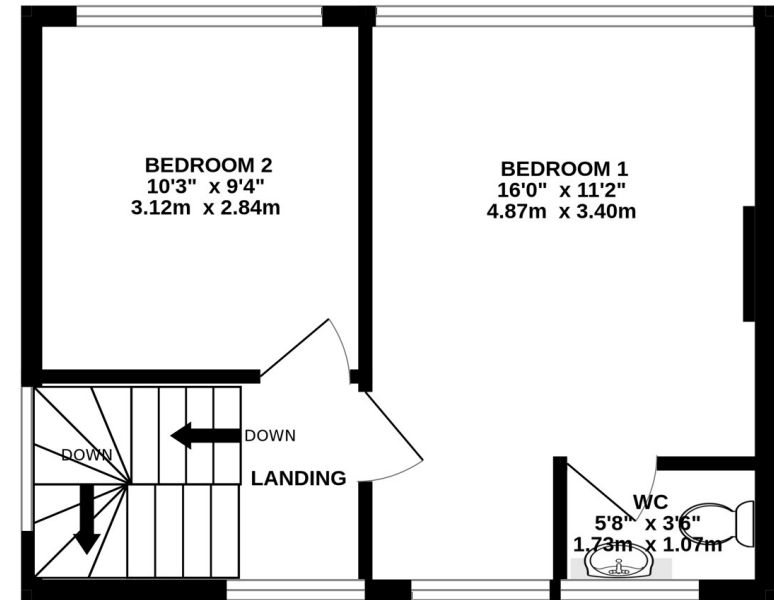
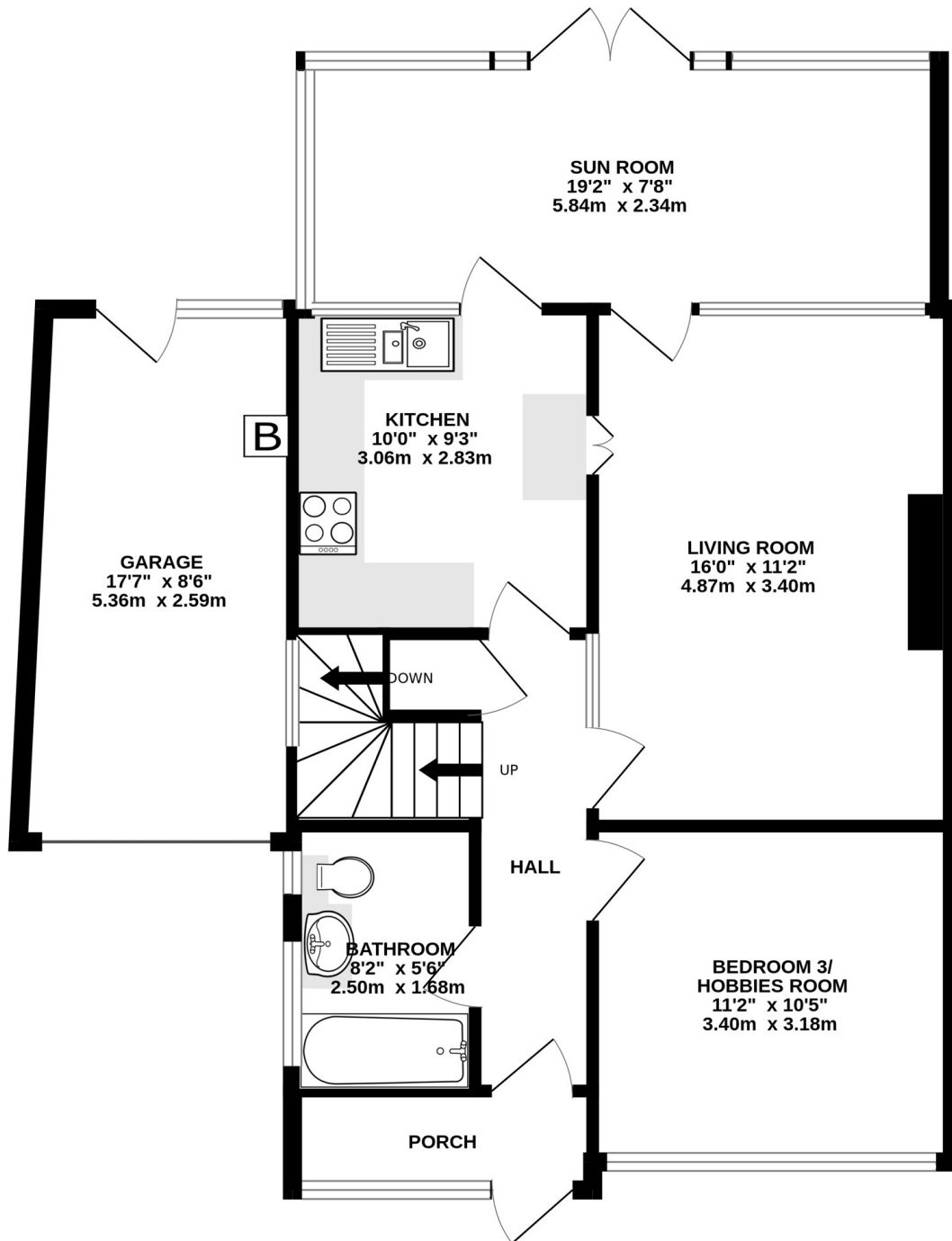
Externally there is a front garden and driveway providing on-site parking leading to the garage which houses the modern gas boiler, along with space and plumbing for a washing machine, an up and over door, power, light, water tap and window and door to the rear, providing access into the delightful, well tended and well stocked, landscaped Southerly rear garden with timber storage shed.





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TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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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Current EPC Rating: D (68)

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