



12 Golden Acre | Pagham | Bognor Regis | West Sussex | PO21 4RY

Price **£300,000** | Freehold

**4**  
**JUST BUNGALOWS**

## 12 Golden Acre

Pagham | Bognor Regis | West Sussex | PO21 4RY

- 2 Bedroom Semi-detached Bungalow
- Favoured Cul-de-sac Setting Adjacent To Greensward
- Driveway & Garage
- No Onward Chain
- 672 Sq Ft / 62.5 Sq M

Situated in a small cul-de-sac which abuts a delightful greensward, this semi-detached bungalow is offered for sale with No Onward Chain. The accommodation in brief comprises L-shaped entrance hall with built-in storage cupboards, rear aspect kitchen, front aspect living room, two bedrooms and a modern bathroom, along with a driveway, garage and fully enclosed rear garden.

The front door positioned at the side of the property leads into the L-shaped hallway with a built-in airing cupboard housing the lagged hot water cylinder, additional storage cupboard and large access hatch to the part boarded loft space with fold down fitted ladder and light. Doors lead from the hallway to the living room, kitchen and two bedrooms, along with a concertina door to the bathroom.

The kitchen is positioned at the rear of the property with a double glazed window enjoying a pleasant outlook into the rear garden and a double glazed door to the side. The kitchen provides a range of fitted units and work surfaces along with a single drainer 1 1/2 bowl sink unit, integrated four burner gas hob, eye level double oven/grill, space and plumbing for a washing machine and space for a free standing fridge/freezer.

The living room has a double glazed window to the front and feature stone fireplace with a recessed coal effect gas fire (not tested).

Bedroom 1 is a good size double room positioned at the rear, with a double glazed window enjoying the outlook into the rear garden, while bedroom 2 has a double glazed window to the front.

In addition, there is a modern bathroom with white suite of panelled bath with shower over, wash basin inset into surround with storage under and an enclosed cistern w.c., along with tiled splash backs and an obscure double glazed window to the side.

Externally, the property offers an open plan frontage laid to lawn and a driveway providing on-site parking. Attached to the side of the property there is an electric sun awning/canopy. Double gates lead to the side/rear where the driveway continues to the detached garage with up and over door at the front and window to the side.

The enclosed rear garden is a feature of the property with a generous paved sun terrace/patio, lawn, rear paved patio/terrace and established shrubs and borders.

The cul-de-sac itself abuts a pretty greensward with mature trees, where pathways lead towards the beach and bus routes.



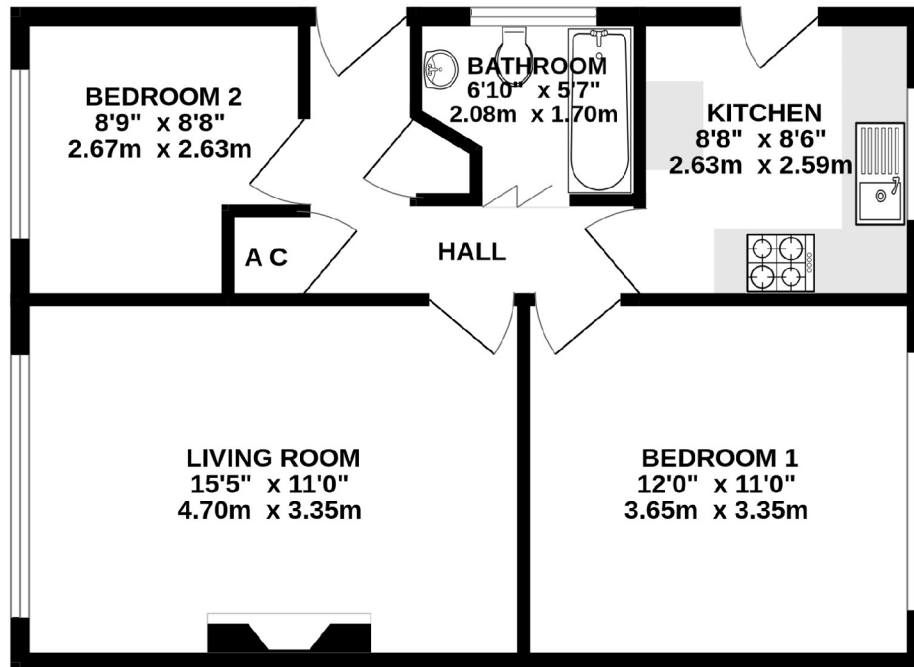
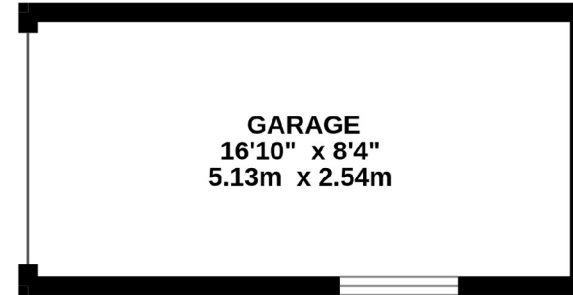


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# GROUND FLOOR

672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.5 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:** F (26) with Potential of C (71)

**Council Tax:** Band C £1,960.86 p.a.  
(Arun District Council / Pagham 2024 - 2025)