



White Cot 32 Chalcraft Lane | Bognor Regis | West Sussex | PO21 5TX

Guide Price **£350,000** | Freehold

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JUST BUNGALOWS

White Cot 32 Chalcraft Lane

Bognor Regis | West Sussex | PO21 5TX

DE375 - 07/24

- 1930's Detached Bungalow
- Enormous Potential To Improve
- Generous Plot
- NO ONWARD CHAIN
- 927 Sq Ft / 86.2 Sq M

Originally built circa 1936, this detached single storey residence occupies a generous plot and boasts enormous scope and potential to extend/improve (subject to the necessary consents). The accommodation in brief comprises, porch, 'L' shaped hall, bay fronted sitting room, kitchen/diner, two double bedrooms, bathroom and rear sun room. Externally, there is a driveway providing on-site parking, a detached garage and extensive rear garden measuring 127' x 34' (measured from the back of the bungalow to the hedgerow at the rear).

A storm porch positioned at the side of the property protects the front door which leads into the 'L' shaped entrance hall. ***(Please note: the storm porch restricts vehicular access at the side to the garage at the rear).***

The entrance hall has a picture rail surround, access hatch to the generous loft space and doors to the sitting room, kitchen/diner, two bedrooms and bathroom.

The sitting room is positioned at the front of the property with a double glazed square bay window, gas fire, picture rail surround and 8' 8" ceiling height.

Positioned at the rear is the generous kitchen/diner measuring 15' 1" x 10' 10" with two windows to the side, fitted units and work-surfaces, a stainless steel single drainer sink unit, space for a cooker with hood over, space for free standing appliances, gas fire/back boiler for heating and hot water, on an original tiled fireplace, space for a table and chairs and fitted storage unit concealing the gas and electric meters and fusebox. A window and glazed door to the rear leads into the adjoining double glazed sun room which provides access into the rear garden via a double glazed door to the rear and a double glazed door to the side, along with space and plumbing for a washing machine.

Bedroom 1 is positioned at the front of the property with a double glazed square bay window, picture rail surround and fitted wardrobes. Bedroom 2 has a window to the rear into the sun room, fitted wardrobes, picture rail surround and original feature fireplace. ***(Please note the floor in bedroom 2 has dropped and will require some remedial works).***

In addition, the property has a bathroom with window to the side, bath with shower over, w.c, wash basin and tiled splash-back.

Externally, the front of the property has a wall to the front boundary with double gates leading into the driveway, providing secure on-site parking. The front garden is laid to lawn with established well stocked borders. To the rear is a detached garage with double doors at the front, two windows to the rear and a window to the side. The rear garden itself is predominantly lawn with a paved patio area, mature established beds and borders, timber storage shed (requiring attention) and mature hedgerow providing screening at the rear.



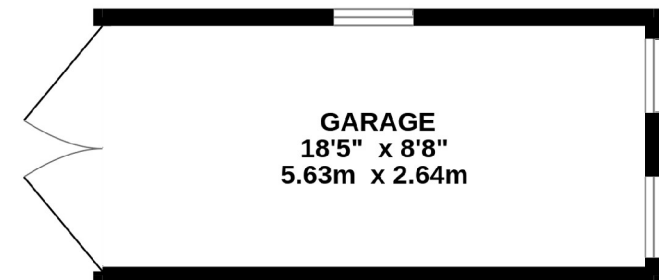
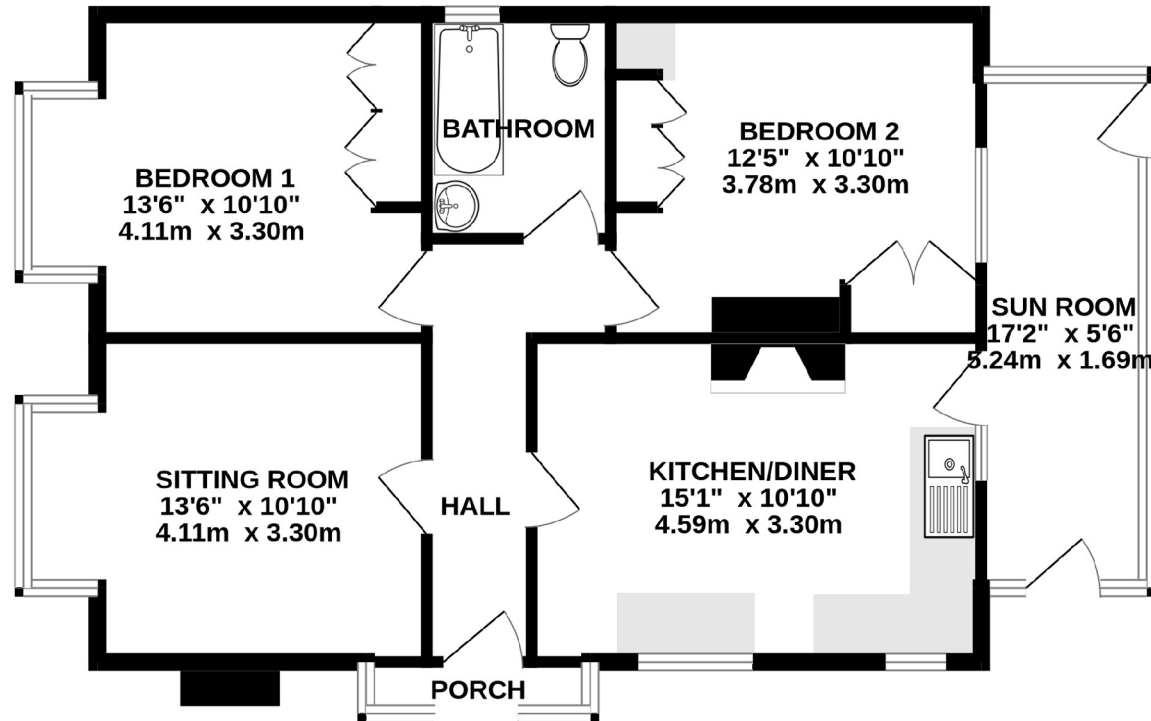


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GROUND FLOOR

927 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 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.
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Current EPC Rating - E (44) Potential EPC Rating: B (83)

Council Tax: Band C £1,973.91 (Arun District Council/Bersted 2024 - 2025)