



11 Durham Close | Pagham | Bognor Regis | West Sussex | PO21 4XA

Offers In Excess Of **£350,000** | Freehold

**4**  
**JUST BUNGALOWS**

# 11 Durham Close

Pagham | Bognor Regis | West Sussex | PO21 4XA

- **Staggered Semi Detached Bungalow**
- **3 Bedrooms (Incredibly Well Proportioned Accommodation)**
- **Cul-De-Sac Position Close To Beach**
- **NO ONWARD CHAIN**
- **936 sq ft / 87.0 sq m**

Occupying a cul-de-sac position, within a sought after residential setting, a few hundred metres from the beach and foreshore, this incredibly deceptive, staggered, semi-detached bungalow is offered for sale with No Onward Chain. Presented in very good condition throughout, the property offers a generous entrance vestibule, hallway, dual aspect living room, rear aspect kitchen, three good sized bedrooms, a bathroom, double glazing, a gas heating system via radiators and combination boiler, along with on-site parking via a driveway and a secluded, fully enclosed, rear garden.

The double glazed front door with flank double glazed windows leads into an impressive vestibule with a built-in storage cupboard housing the meters and modern, updated, wall mounted electric consumer unit. A step rises to the open plan hallway, which in-turn boasts a built-in airing/linen cupboard and access hatch to the loft space which houses the gas combination boiler.

Doors from the hall lead to the living room, three bedrooms and bathroom, while a doorway leads through to the kitchen.

The kitchen boasts a comprehensive range of fitted units complemented by light grain wood effect work surfaces, with an inset 1 1/2 bowl single drainer sink unit with mixer tap and tiled splash back surround, integrated 4 ring electric hob with concealed hood over, eye level double oven/grill, integrated under counter fridge, space and plumbing for a washing machine, along with a double glazed door and window to the rear.

The light and airy living room has a large, almost full width double glazed window to the front, a double glazed window to the side and dado rail surround.

Bedroom 1 is positioned at the rear of the property enjoying a pleasant outlook into the rear gardens and provides floor to ceiling fitted sliding wardrobes to one wall. Bedroom 2 is a front aspect double room which has previously been utilised as a separate dining room, while Bedroom 3 creates an ideal study/hobbies room at the rear, looking into the rear garden.

The bathroom is also of a good size with a bath with shower over and fitted shower screen, close coupled w.c, pedestal wash basin, fitted storage cupboards and an obscure double glazed window to the rear.

Externally, the open plan frontage has been predominantly laid to gravel for ease of maintenance with a driveway providing on-site parking leading to the front door. The rear garden is fully enclosed with a pedestrian gate leading to a pathway at the side, along with lawn, patio, external water tap, established well stocked beds and borders and a useful timber storage.

**Current EPC Rating:** D (66)

**Council Tax:** Band D (£2,205.96 p.a Arun District Council / Pagham 2024 - 2025)

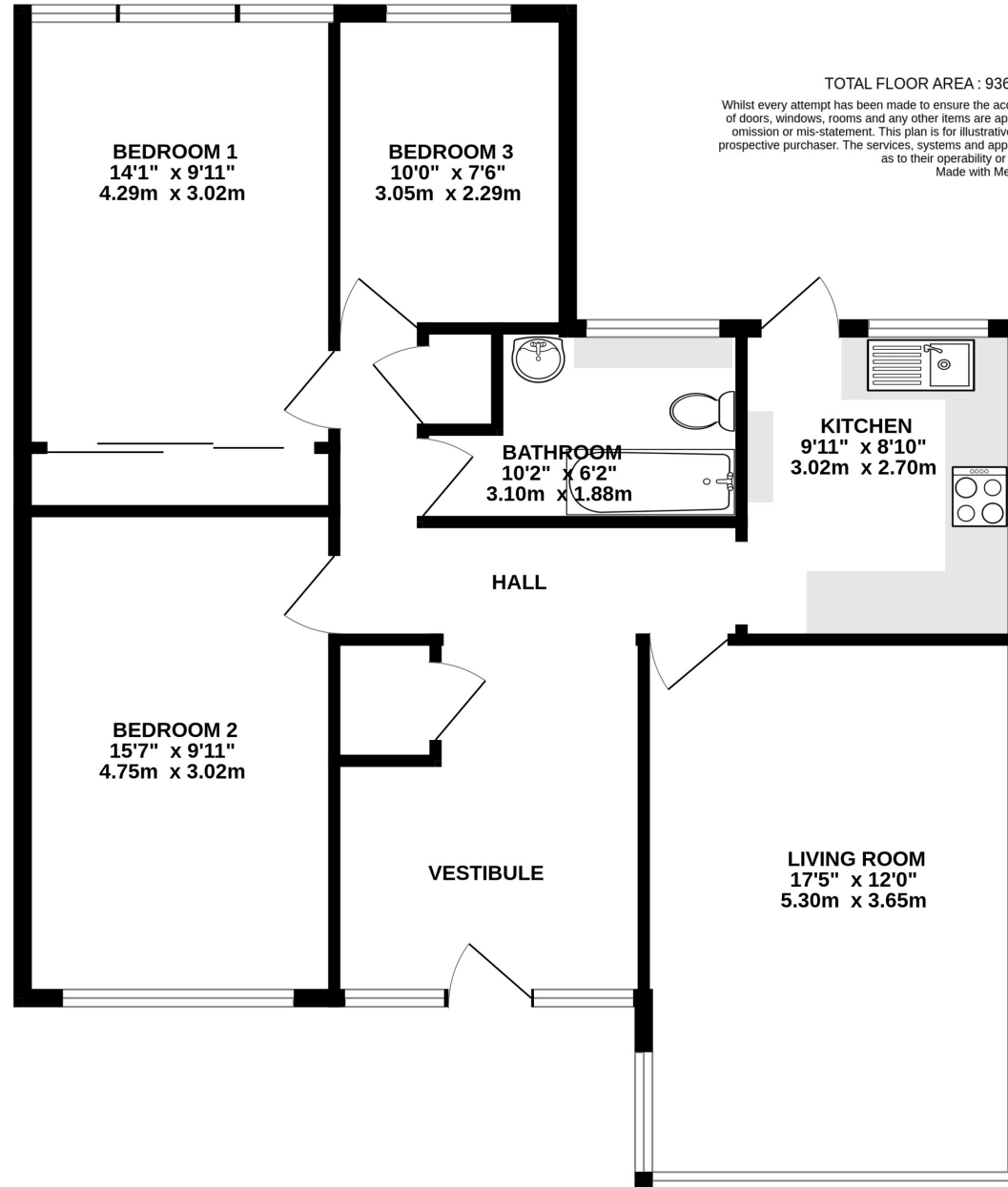




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**GROUND FLOOR**  
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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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.