



23 Barons Mead | Pagham | Bognor Regis | West Sussex | PO21 4SF

O.I.E.O £300,000 | Freehold

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JUST BUNGALOWS

23 Barons Mead

Pagham | Bognor Regis | West Sussex | PO21 4SF

- An Incredibly Deceptive Semi-detached Chalet Style Home
- Highly Versatile Accommodation
- Scope For Improvement
- Cul-De-Sac Position Close To Beach
- NO ONWARD CHAIN
- 1,274 Sq Ft / 118.3 Sq M

Occupying a cul-de-sac position, within a sought after residential setting, less than half a mile level walk to the beach, this incredibly deceptive semi-detached chalet style home is offered for sale with No Onward Chain. Although the property could benefit from some cosmetic updating, it offers enormous scope and potential to improve with the accommodation comprising a welcoming entrance vestibule open plan to a generous hallway, front aspect sitting room, separate rear dining room, kitchen, adjoining hobbies room which leads to the rear to a lobby in turn leading to an attached workshop/store, a side sun room/porch, ground floor bathroom, first floor landing, two first floor bedrooms (one with an en-suite cloakroom).

The property also offers a gas heating system via radiators and modern boiler, on-site parking via the driveway at the front and a good size, fully enclosed, rear garden with large raised pond, greenhouse and raised sun terrace.

The front door leads into a generous vestibule with natural light window to the front which in turn leads through to an open plan hallway with staircase to the first floor, door to the living room, recesses display shelving with cupboard under, door to the ground floor bathroom and door the side into the generous sun room/porch. The living room is a front aspect room with feature exposed brick decorative fireplace and fitted corner shelving unit. A glazed internal door leads to the separate dining room which provides access into the garden via double glazed patio doors. A door from the dining room leads into the adjoining kitchen with a window to the rear, range of fitted units and work surfaces with an inset sink unit and door way to the side leading to an adjoining hobbies room which houses the wall mounted modern gas boiler and has a door and windows to the front into the sun room/porch, fitted storage cupboards, a window to the side, fitted work surface and door to the rear into a lobby with built-in storage cupboard, door to the side providing access into the rear garden and a door to the rear into an adjoining useful, good size, workshop/store.

The sun room/porch creates a highly versatile space with fitted storage units and tiled work surfaces and door to the front. In addition, the ground floor has a bathroom with suite of bath with shower over, enclosed cistern wc, wash basin, window to the side, into the sun porch and under stair shelved linen cupboard.

The first floor comprises a landing with doors to the two bedrooms. Bedroom 1 is of a good size with two windows to the rear, fitted wardrobes and fitted walk-in storage cupboards and further eaves storage. Bedroom 2 has a window to the rear and adjoining en-suite cloakroom wc and wash basin.

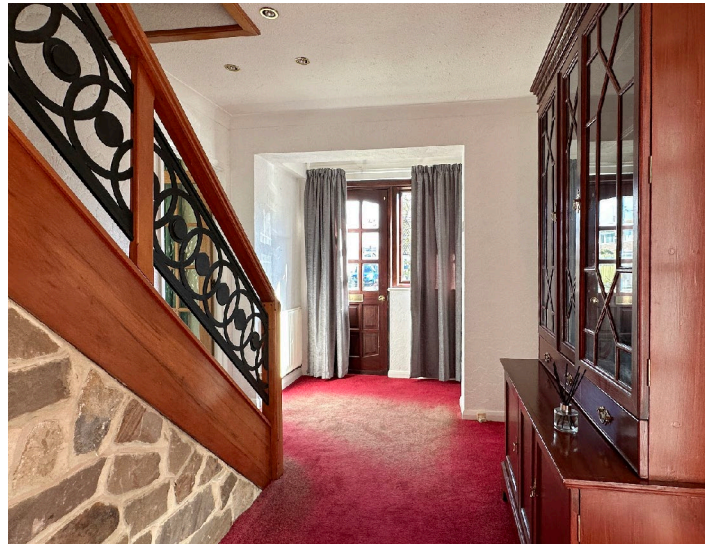
The frontage is predominantly open plan while the rear garden is fully enclosed.

Current EPC Rating: E (40)

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

Ref: CO/330 - 10/24

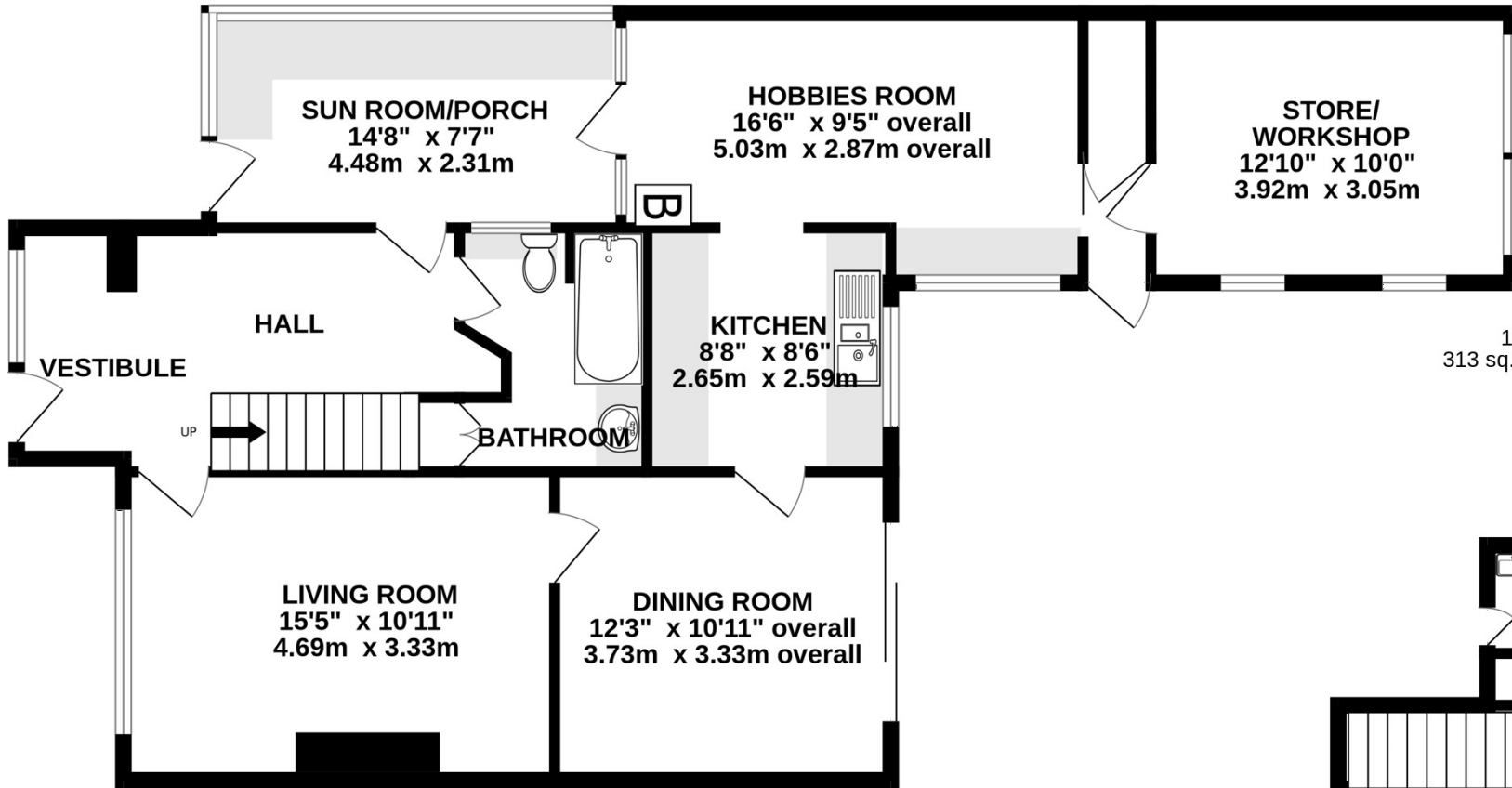




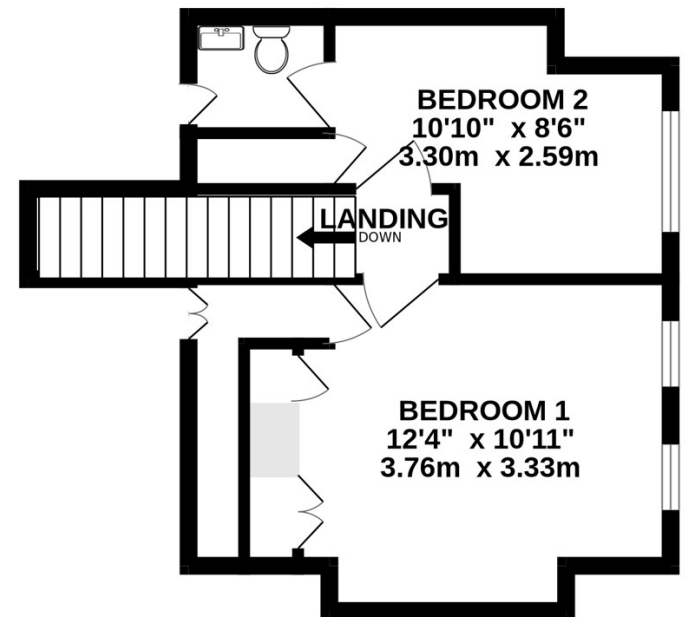
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JUST BUNGALOWS

GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.3 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.