



3 Abbottsbury | Pagham | Bognor Regis | West Sussex | PO21 4RX

£335,000 | Freehold

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JUST BUNGALOWS

3 Abbottsbury

Pagham | Bognor Regis | West Sussex | PO21 4RX

- **Two Bedroom Semi-detached Bungalow**
- **Larger Than Average Southerly Rear Garden**
- **Popular Residential Location Close To Beach**
- **NO ONWARD CHAIN**
- **656 Sq Ft / 60.9 Sq M**

Situated in a popular residential location, within half a mile level walk of the beach and close to regularly routed bus services and a good selection of local amenities, this semi-detached bungalow is offered for sale with no onward chain. The accommodation in brief comprises entrance hall, southerly rear aspect living room, rear porch, kitchen, two bedroom and modern wet room.

The property also offers a gas heating system via radiators and modern combination boiler and double glazing, along with on-site parking via a gravel frontage and a secluded, fully enclosed, southerly rear garden with storage sheds and outbuilding.

A double glazed front door with flank double glazed panelling, leads into the entrance hall with a built-in storage cupboard housing the modern wall mounted gas combination boiler, meters and electric fuse box, dado rail surround and access hatch to the loft space. Doors lead to the two bedrooms and wet room while doorways lead to the kitchen and living room.

The living room is a good size full width room measuring 21' overall with Adams style fire surround, dado rail surround, two large double glazed windows to the rear and a double glazed door to the rear leading into the rear porch which provides access into the southerly rear garden.

The kitchen has a double glazed window and double glazed door to the side and offers a good range of fitted units and work surfaces with an inset single drainer stainless steel sunk unit, integrated four burner gas hob with hood over, eye level double oven, space and plumbing for a washing machine and dryer, space for a free standing fridge/freezer and useful serving hatch through the living room.

Bedroom 1 is positioned at the front of the property and is a good size double room with large double glazed window to the front. Bedroom 2 also has a double glazed window to the front.

The modern wet room has a generous wash basin inset into a surround with storage cupboards over and under, a close coupled wc, wall mounted shower unit, ladder style heated towel rail, fully tiled walls, wood panelled ceiling and a double glazed window to the side.

Externally, the property has an open plan frontage which has been laid to gravel to provide on-site parking. A gate at the side of the property leads to the generous southerly rear garden which boasts a main area of lawn, paved sun terrace, outbuilding/former garage, timber storage shed, potting shed and large raised decked terrace at the far end.

Current EPC Rating: C (69)

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

Ref: DU/330 - 10/24





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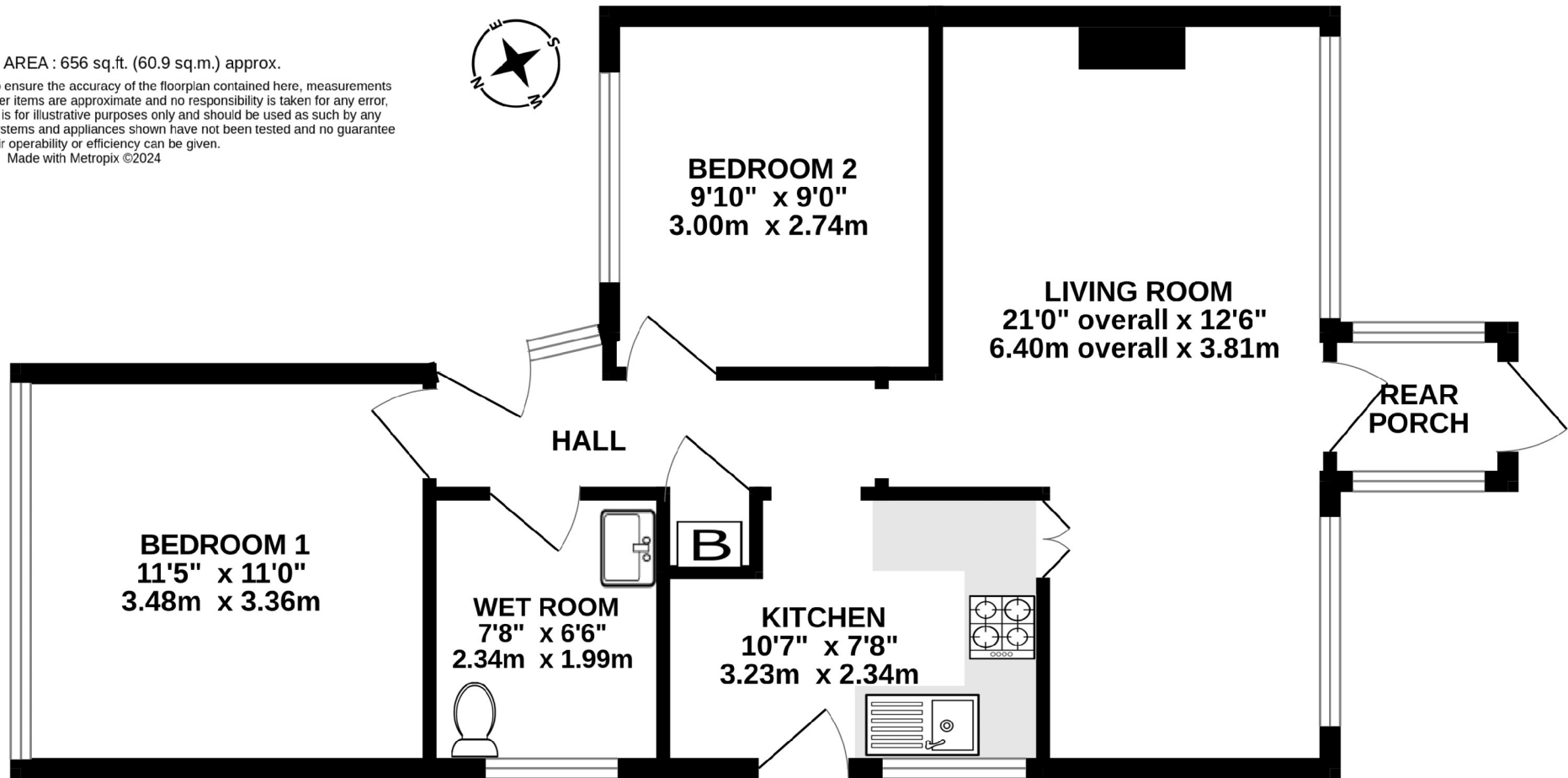
GROUND FLOOR

656 sq.ft. (60.9 sq.m.) approx.

TOTAL FLOOR AREA : 656 sq.ft. (60.9 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.