



43 Conway Drive | Pagham | Bognor Regis | West Sussex | PO21 4XD

**£329,950** Guide Price | Freehold

**4**  
**JUST BUNGALOWS**



## 43 Conway Drive

Pagham | Bognor Regis | West Sussex | PO21 4XD

- **Detached Two Bedroom Bungalow**
- **Southerly Rear Garden**
- **Extended Kitchen/Diner**
- **Close To Beach**
- **NO ONWARD CHAIN**
- **960 Sq Ft / 89.2 Sq M (Including Garage)**

Positioned in a popular residential setting, with a southerly rear garden, this detached Scandinavian style bungalow is offered For Sale with No Onward Chain.

The accommodation in brief comprises, porch, entrance hall, rear aspect living room, extended kitchen with dining area, two front aspect double bedrooms, bathroom and separate wc.

The property also offers a gas heating system via radiators, double glazing, a driveway leading to an attached garage and a southerly rear garden.

Although the property has been well maintained by the former owner, we understand that a potential leak has brought about some damp between the kitchen and the bathroom so the property will require some remedial repairs.

An outer double glazed front door leads into the porch where an inner glazed front door opens into the entrance hall which has an access hatch to the loft space, a built-in airing cupboard housing the lagged hot water cylinder and an additional built-in storage cupboard.

Doors from the hallway lead to the living room, kitchen/diner, two bedrooms, bathroom and separate wc.

The southerly living room is a bright and airy, good size room, measuring 17' 11" x 11' 6" with almost full width double glazed panelling with central sliding double glazed door to the rear, providing access into the rear garden.

The extended kitchen/diner measures 21' 4" x 8' 10" overall and has a range of units and work surfaces in the kitchen area, an integrated 4 burner gas hob with hood over, eye level double oven/grill, space and plumbing for a washing machine and dryer and an integrated fridge/freezer. In the dining area there are further fitted units, a double glazed picture window to one side, a double glazed window to the rear and a double glazed door to the side providing access to the garden.

Bedrooms 1 and 2 are both front aspect double rooms, both with double glazed windows.

The bathroom has a bath with electric shower over and fitted shower screen, wash basin with storage cupboard under, tiled floor and walls, a heated towel rail and an obscure double glazed window to the rear. In addition, there is a separate wc with tiled floor and walls, heated towel rail and an obscure double glazed window to the side.







Externally, there is an open plan frontage laid to lawn with a block paved driveway providing on-site parking in front of the attached garage, which has a vertical sectional door at the front, window to the side, power, light, electric consumer unit and meters.

A gate at the side of the property leads to a pathway to the rear where there is an external storage cupboard housing the wall mounted gas boiler. The southerly rear garden boasts a shaped paved sun terrace, lawn, timber storage shed and raised area at the rear housing a greenhouse.

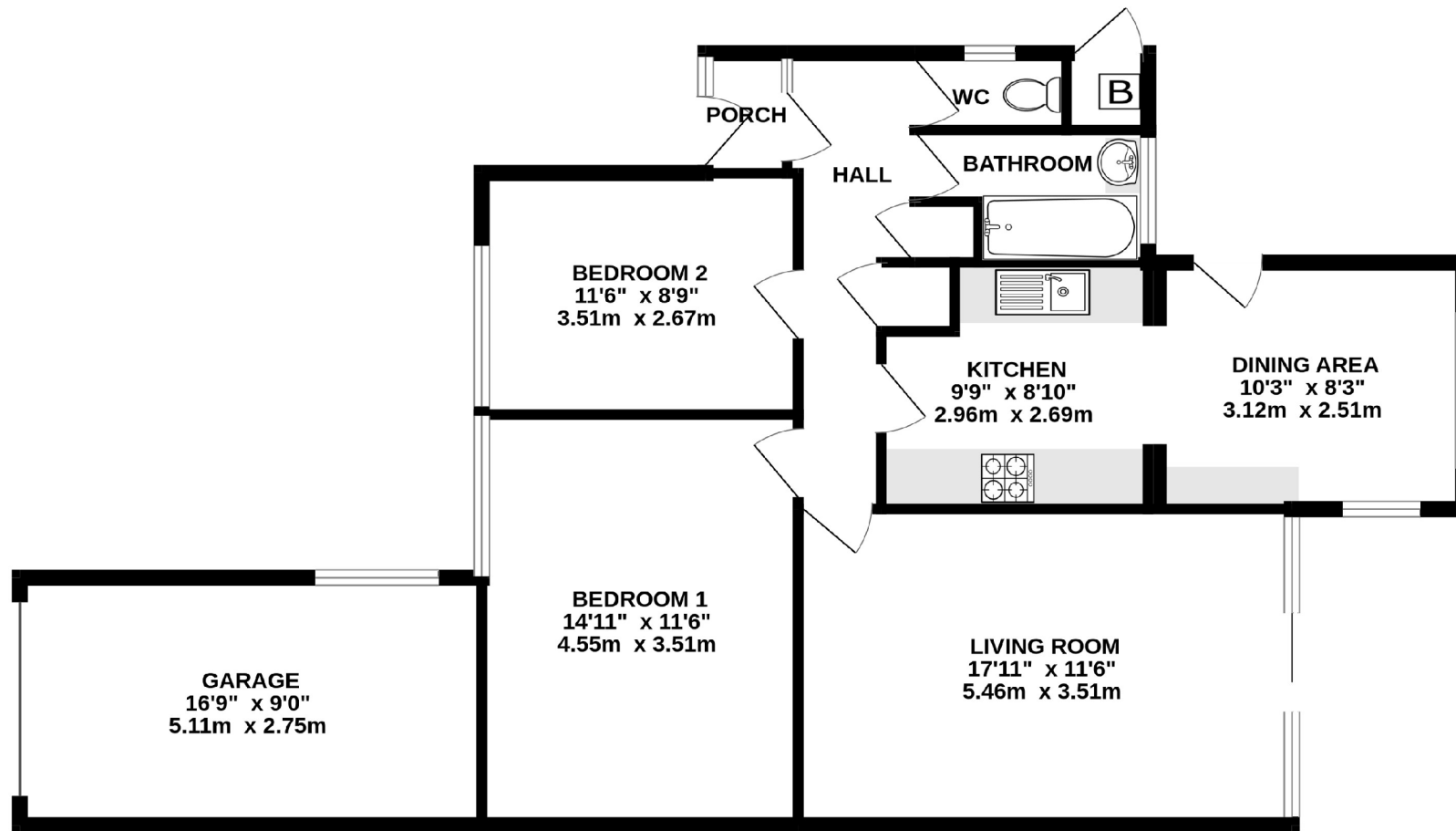
**Current EPC Rating:** D (64)

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

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**GROUND FLOOR**  
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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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.