



7 Ellis Way | Pagham | Bognor Regis | West Sussex | PO21 4XE

Guide Price **£325,000** | Freehold

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JUST BUNGALOWS

7 Ellis Way

Pagham | Bognor Regis | West Sussex | PO21 4XE

- **An Extended Detached 2 Bedroom Bungalow**
- **Close To Beach & Amenities**
- **Incredibly Well Cared For Throughout The Years**
- **NO ONWARD CHAIN**
- **930 Sq Ft / 86.4 Sq M**

Occupying an enviable corner plot position, within a favoured residential location close to the beach, this extended detached bungalow has been exceptionally well cared for throughout the years and is offered for sale with No Onward Chain.

The accommodation in brief comprises porch, entrance hall, kitchen, generous living room at the rear, two double bedrooms and a good size modern shower room. The property also offers double glazing, electric heating, driveway, garage and fully enclosed rear garden.

N.B:- There appears to be a gas pipe connected to the property in the garage, albeit no meter.

An outer double glazed front door with flank double glazed panelling leads into a porch with quarry tiled flooring. An inner obscure glazed original front door with matching flank obscure glazed panelling opens into the entrance hall which has an access hatch to the loft space with light and ladder, built-in airing cupboard housing the lagged hot water cylinder, additional built-in cloaks storage cupboard and electric storage heater. Replacement panel internal doors lead to the living room, two bedrooms and shower room, while a glazed casement door leads into the kitchen, which boasts incredibly well cared for original units and work surfaces, an enamel single drainer sink unit with mixer tap, space for an electric cooker, space and plumbing for a washing machine, space for a free-standing fridge/freezer, shelved pantry style cupboard and large double glazed window to the rear, enjoying a pleasant outlook into the rear garden.

The main living room measures 23' 7" x 11' 5" with two electric storage heaters, a double glazed window to the side and double glazed patio doors to the rear, providing access into the rear garden.

Bedroom 1 is a large double room which measures 15' 2" x 11' 6" overall with a double glazed window to the front, fitted wardrobes and dressing table (included in room measurements) and an electric storage heater. Bedroom 2 is also a good size double room measuring 11' 6" x 8' 8" with a double glazed window to the front and an electric storage heater.

In addition, there is a bright and airy generous shower room with corner shower enclosure with fitted shower unit, pedestal wash basin, close coupled wc, an electric storage heater, obscure double glazed window to the rear, two obscure double glazed windows to the side, along with fully tiled walls and large deep window sill surround.

Externally, the property has an open plan, wrap around frontage laid to lawn with established beds and with a pathway to the front door. A driveway provides on-site parking in front of the adjoining garage, which has an up and over door to the front, wall mounted electric consumer unit, double glazed window to the side, power and light, along with some high level storage space. A gate at the side of the property leads to a path to the side, in-turn leading to the fully enclosed rear garden, which has a generous paved sun terrace, central lawn with established well stocked borders and brick wall to the side and rear.





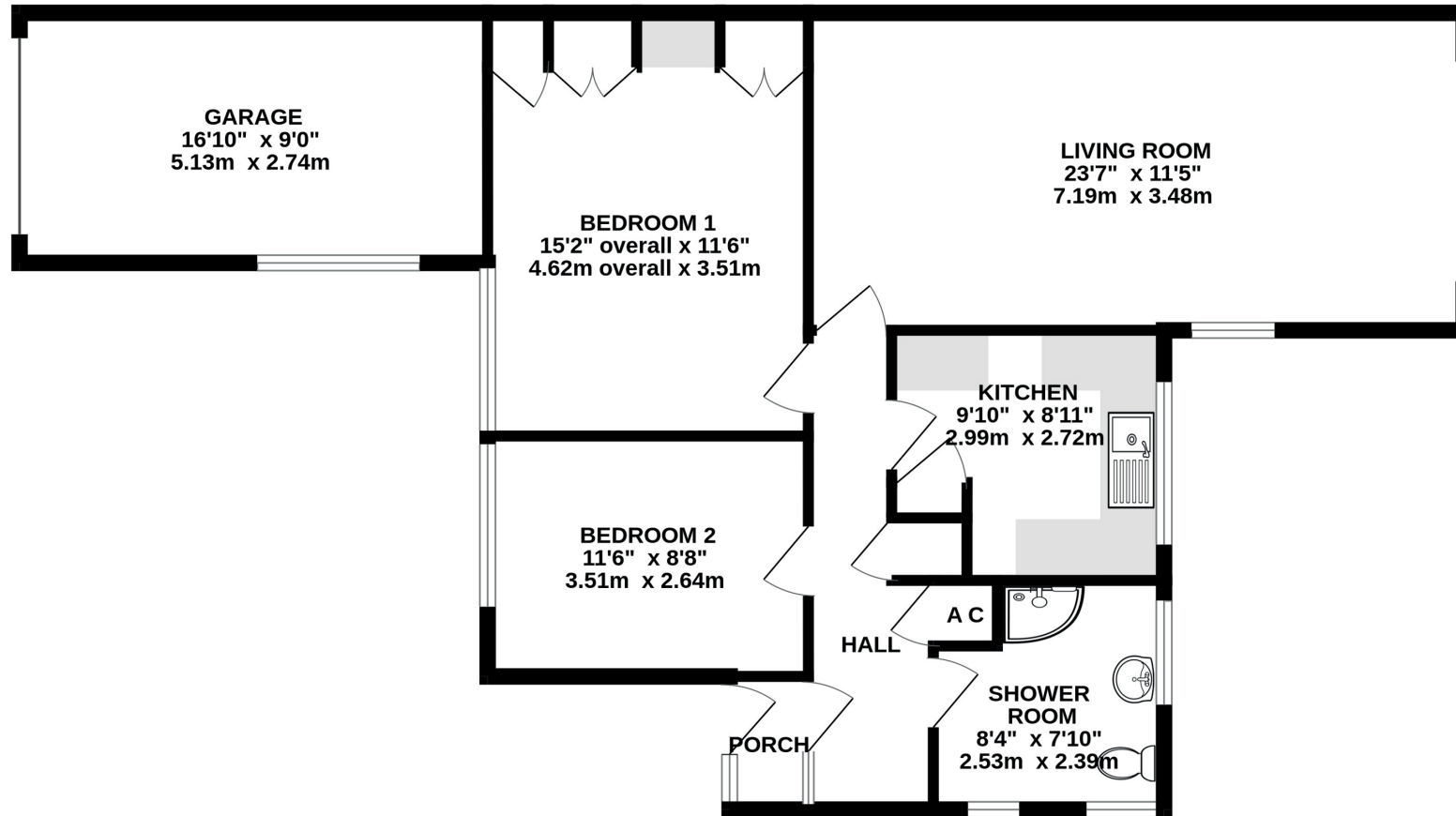
Current EPC Rating: E (45)

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

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GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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.