



17 Church Way | Pagham | Bognor Regis | West Sussex | PO21 4QJ

Price **£395,000** | Freehold

**4**  
**JUST BUNGALOWS**



# 17 Church Way

Pagham | Bognor Regis | West Sussex | PO21 4QJ

- **Detached 2 Bedroom Bungalow**
- **Envable Position Close To Duckpond**
- **Incredibly Well Cared For Throughout The Years**
- **Fully Enclosed Southerly Rear Garden**
- **895 Sq Ft / 83.1 Sq M (Incl. Garage)**

Occupying an enviable position, close to the Pagham duckpond, within a favoured residential location, this delightful detached bungalow has been very well maintained throughout the years and boasts incredibly light and airy accommodation comprising, in brief, entrance hall, kitchen, dual aspect living room, two double bedrooms and bathroom.

The property also offers double glazing, a gas heating system via radiators, driveway, garage and fully enclosed southerly rear garden.

A storm porch with courtesy light protects the double glazed front door with flank double glazed panel which opens into the welcoming entrance hall with dado rail surround, radiator, built-in storage cupboard housing the modern electric consumer unit and meter, fitted carpet and an access hatch to the loft space which houses the modern gas boiler. Doors from the hallway lead to the two bedrooms and bathroom, while glazed casement doors lead into the kitchen and living room.

The living room is a bright and airy dual aspect room at the rear of the property, with a large double glazed window to the side, double glazed window to the rear, two radiators and recently fitted carpet.

The kitchen is also positioned at the rear and provides a range of fitted units and work surfaces, an inset 1 1/2 bowl single drainer sink unit, integrated four ring electric hob with hood over and oven under, tiled splash back surrounds, space and plumbing for a washing machine, space for under counter fridge and freezer, along with a radiator, double glazed window to the side and double glazed door providing access into the southerly rear garden.

Bedroom 1 is a good size double room positioned at the front, with a double glazed window, built-in double wardrobes, large radiator and fitted carpet. Bedroom 2 is currently utilised as a snug/sitting room and has a double glazed window to the front, radiator and fitted carpet.

In addition, there is an L-shaped bathroom with suite comprising bath with mixer tap/shower attachment and fitted shower screen, modern shaped wash basin with storage cupboard under, modern enclosed cistern wc, tiled splash back, double glazed window to the side and built-in airing cupboard housing the lagged hot water cylinder and slatted shelving.

Externally, the property has an open plan frontage laid to lawn, with pathway leading to the front door and driveway providing on-site parking in front of the garage, which has an up and over door at the front, power, light and a door at the rear into the rear garden.

A gate between the garage and the main dwelling leads to a pathway, in-turn leading to the fully enclosed southerly rear garden which is predominantly laid to lawn with established borders and mature shrubs.







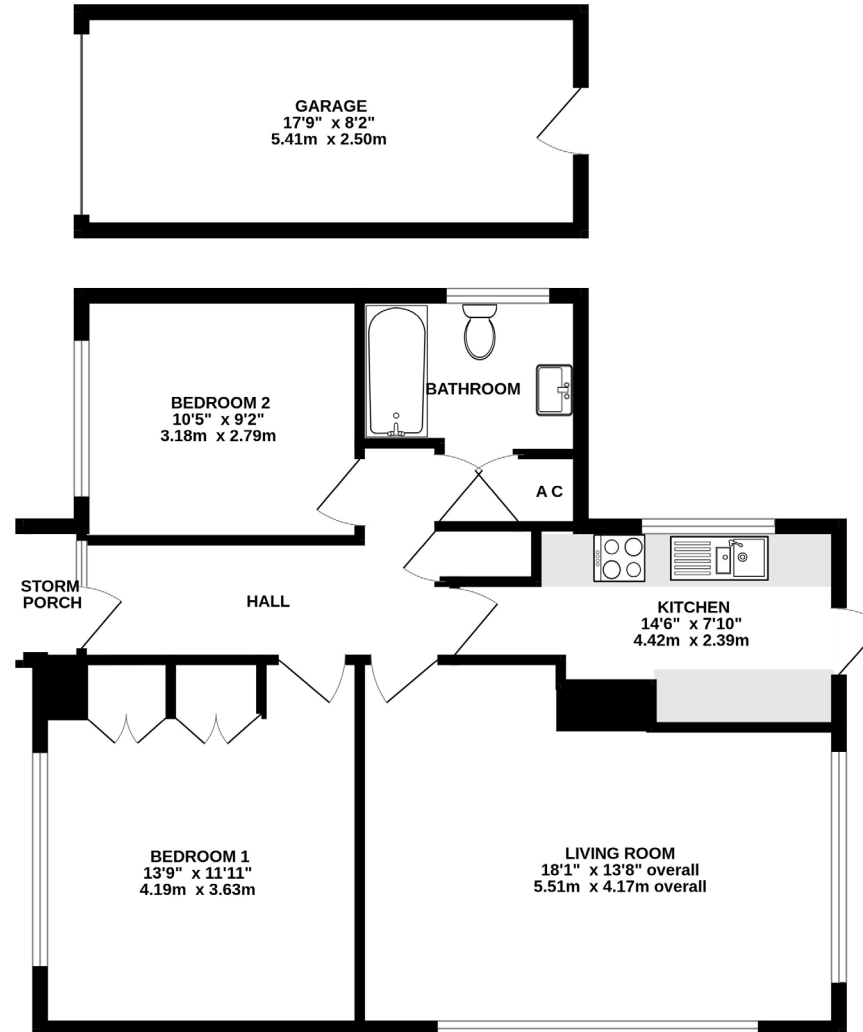
**Current EPC Rating:** D (66)

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

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GROUND FLOOR  
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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.