



31 Bishops Close | Pagham | Bognor Regis | West Sussex | PO21 4QR

Price **£425,000** | Freehold

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JUST BUNGALOWS

31 Bishops Close

Pagham | Bognor Regis | West Sussex | PO21 4QR

SO425 - 03/25

- **Well Presented Extended Semi-Detached Bungalow**
- **Tucked Away Cul-De-Sac Position**
- **2 Bedrooms - Versatile Living Space**
- **Generous Fully Enclosed Wrap Around Garden**
- **817 Sq Ft / 75.9 Sq M**

Tucked at the far end of a small cul-de-sac in a popular residential location close to the beach and amenities, this delightful semi-detached single storey residence has been incredibly well maintained by the current owners, throughout their lengthy ownership and provides deceptive accommodation comprising entrance hall, fitted kitchen, breakfast room, extended sitting room leading to a large pitched roof conservatory, two bedrooms and a modern shower room. The property also offers double glazing, a gas heating system via radiators, double width driveway and an oversize fully enclosed garden with cabin/summer house.

A storm porch protects the double glazed front door positioned at the side of the property which opens into the 'L' shaped entrance hall with dado rail surround, wood effect flooring, built-in storage cupboard housing the modern electric consumer unit, gas and electric meters with storage cupboard over, additional built-in linen cupboard and an access hatch to the loft space which houses the gas combination boiler. Modern panel doors lead to the living room, two bedrooms and shower room, while a doorway leads through to the kitchen.

The kitchen boasts fitted units with light grain wood effect work surfaces, an inset 1 1/2 bowl single drainer sink unit, tiled splash-backs, Range style cooker with concealed hood over, window to the rear into the breakfast room and a radiator. A double glazed door to the side leads into the adjoining breakfast room with tiled flooring, double glazed windows to the side and rear, a radiator, space and plumbing for a washing machine, space for additional free-standing appliances and a double glazed door to the front providing access into the garden.

The living room has been extended at the rear to create a generous 18' through room with wood effect flooring, two radiators, two ceiling roses, dado rail surround and double glazed French doors with double glazed flank panelling to the rear which lead through to the adjoining pitched roof double glazed conservatory, which has a radiator, power points and provides access to the garden via double glazed French doors to the side.

Bedroom 1 is positioned at the front of the property with a large double glazed window, radiator, wood effect flooring and chimney breast. Bedroom 2 is also front aspect with a double glazed window, wood effect flooring and radiator.

In addition, there is a modern shower room with over size glazed shower enclosure with fitted shower, close coupled wc, wash basin with storage under, radiator, tiled walls and flooring.

Externally, there is an open plan frontage laid to lawn and a block paved double width drive providing on-site parking. A gate leads into the extensive rear/side garden which is enclosed by fencing to the side and rear and a wall to the front with a raised decked terrace, brick built BBQ, highly versatile timber summer house measuring 11' 4" x 9' 9" internally with power and light, along with a generous lawn, paved patio with gravel bed, established shrubs and plants and additional storage shed.

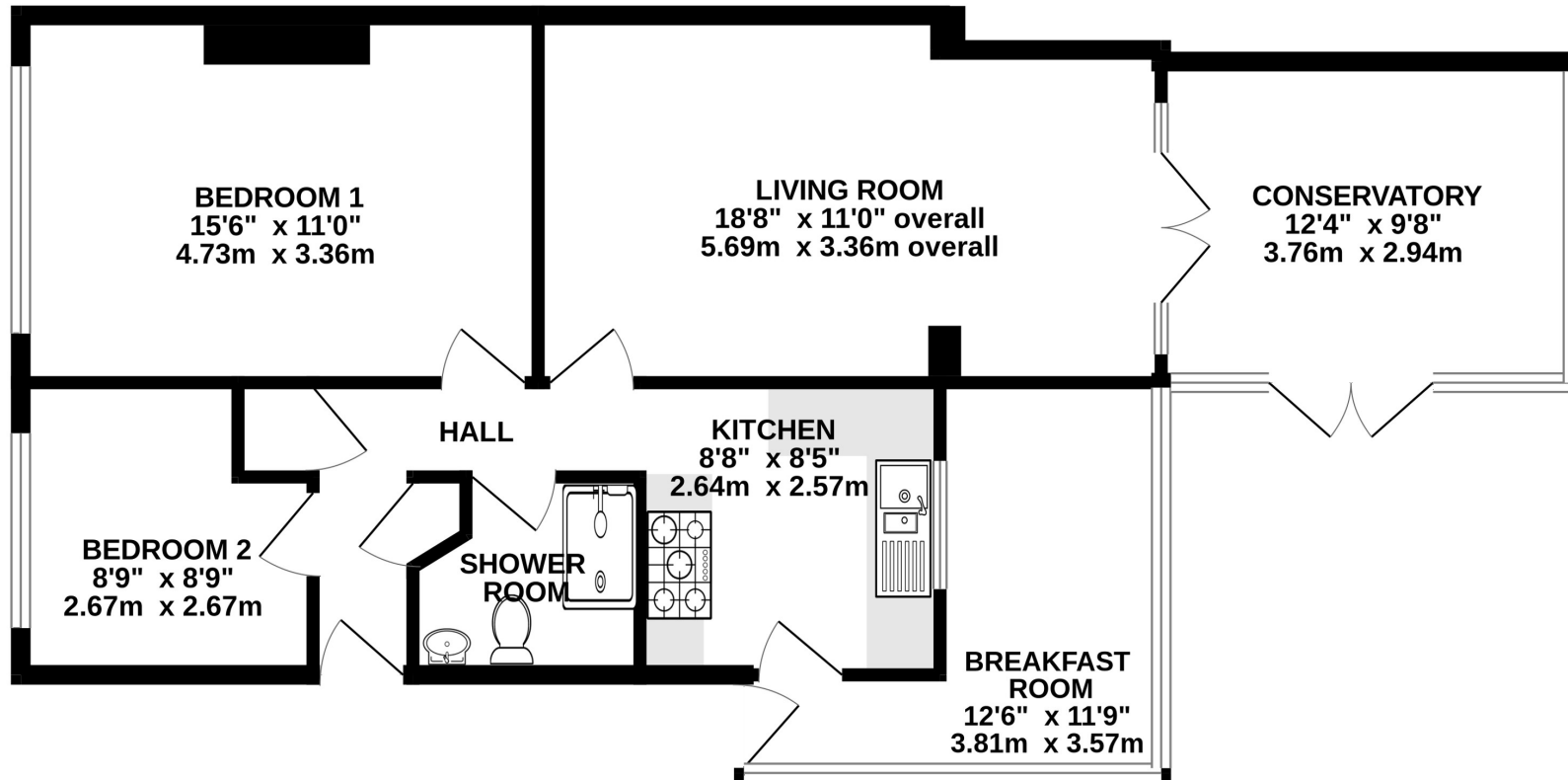




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GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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Current EPC Rating: D (68)

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

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.