



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

Price **£350,000** | Freehold

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JUST BUNGALOWS

65 Conway Drive

Pagham | Bognor Regis | West Sussex | PO21 4XD

- **Detached 2 Double Bedroom Bungalow**
- **Close To Beach & Amenities**
- **Rear Aspect Living Room & Sun Room**
- **NO ONWARD CHAIN**
- **984 Sq Ft / 91.4 Sq M (Incl. Garage)**

Situated within a favoured residential setting close to the amenities and beach in Pagham, this detached single storey residence is offered For Sale with No Onward Chain. The accommodation in brief comprises entrance hall, rear aspect living room, kitchen leading into a sun room at the rear, two double bedrooms and a modern shower room. The property also offers double glazing, triple glazing to the bedrooms and the lounge, a gas heating system via radiators, driveway, garage and an established Westerly rear garden with additional area to the side.

The double glazed front door with flank natural light obscure double glazed panel opens into the entrance hall with wood effect laminate flooring, radiator with cover, built-in airing cupboard housing the lagged hot water cylinder and slatted shelving, adjacent built-in cloaks storage cupboard and access hatch to the loft space. Doors from the hallway lead to the kitchen, living room, two bedrooms and shower room.

The living room has a full width triple glazed window to the rear, a radiator with cover, shallow double fronted shelved storage cupboard, fitted carpet and free-standing fireplace with electric fire.

The kitchen has fitted units and work surfaces, an enamel single drainer sink unit with mixer tap, tiled splash-back surround, integrated 4 ring Induction hob with hood over, space and plumbing for a washing machine and space for under counter appliance, a radiator with cover, laminate flooring and a double glazed door and double glazed window to the rear leading into the double glazed conservatory style sun room with radiator with cover, laminate flooring, fitted blinds, wall mounted electric heater, two wall lights and double glazed sliding doors to the rear providing access into the rear garden.

Bedroom 1 measures 15' 2" x 11' 6" and has a triple glazed window to the front, radiator with cover, full width sliding wardrobes to one wall (included in the room measurement) and laminate flooring. Bedroom 2 measures 11' 5" x 8' 8" and has a triple glazed window to the front, laminate flooring, radiator with cover and two fitted double wardrobes with over head storage between (included in the room measurement).

In addition, there is a modern shower room with over-size glazed shower enclosure with fitted shower, shaped wash basin set into surround with storage cupboard under, close coupled wc, radiator with cover, tiled walls, wall mounted gas boiler, laminate flooring, ladder style heated towel rail and obscure double glazed windows to the side and rear.

Externally, there is an open plan frontage of lawn and raised gravel bed with circular brick central bed, along with a block paved driveway in front of the garage which measures 16' 6" x 9', with an up and over door to the front, double glazed window to the side, wall mounted electric meter and consumer units, gas meter, power, light and some eaves style. A gate at the side of the property leads to a useful side area with an integral storage shed with power, light and water tap and a further additional timber store/workshop measuring 5' 6" x 12' 4". The westerly rear garden has a paved sun terrace and lawn with established well stocked borders and mature foliage providing screening from neighbouring properties and the rear.





Current EPC Rating: D (63)

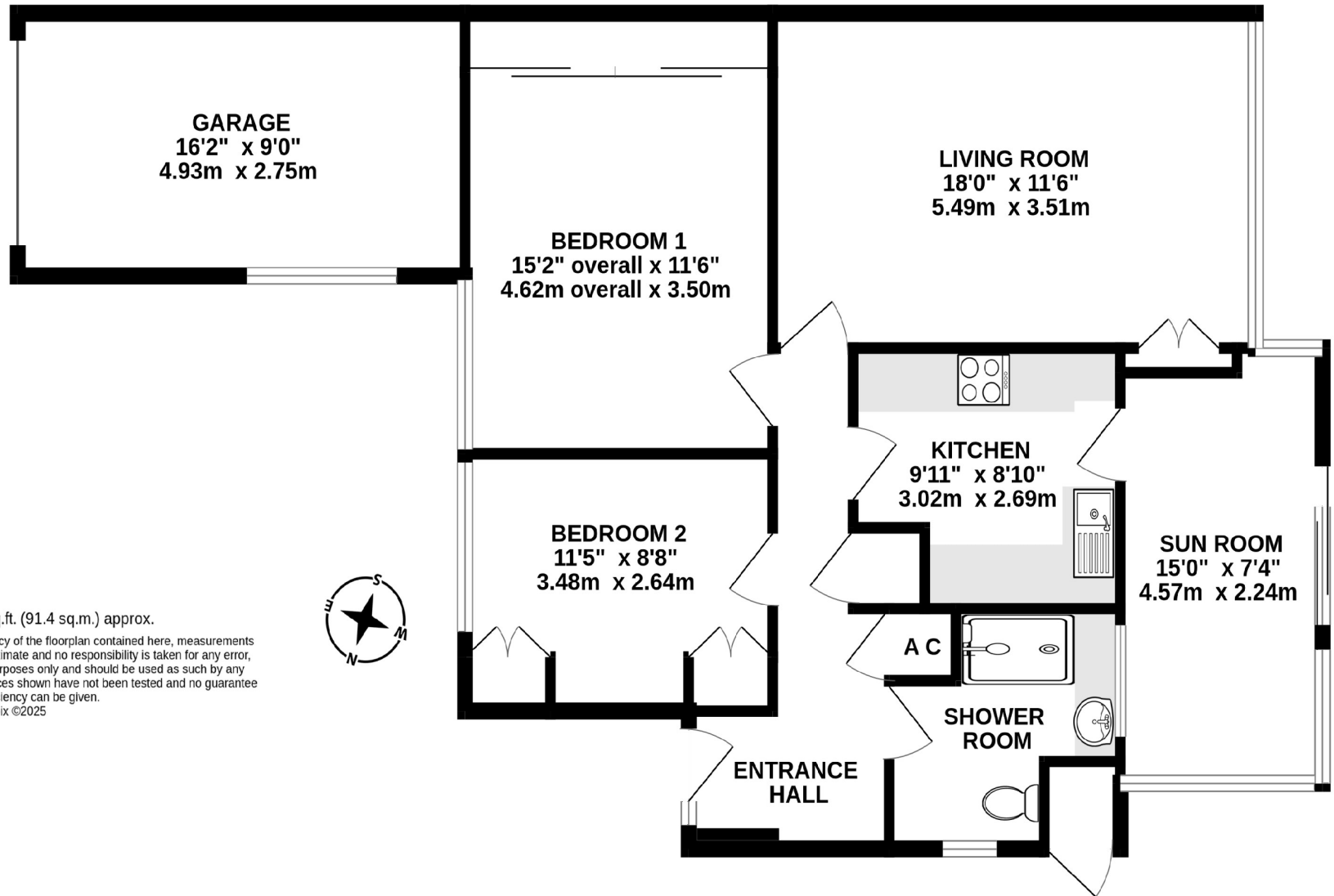
Council Tax: Band D £2,309.74 p.a (Arun District Council / Pagham 2025 - 2026)

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GROUND FLOOR

984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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.