



1A Sandy Road | Pagham | Bognor Regis | West Sussex | PO21 4SP

Guide Price **£500,000** | Freehold

**4**  
**JUST BUNGALOWS**



# 1A Sandy Road

Pagham | Bognor Regis | West Sussex | PO21 4SP

- **Detached 3 Bedroom Bungalow**
- **Close To Beach & Amenities**
- **Furniture Can Be Included**
- **NO ONWARD CHAIN**
- **1,030 Sq Ft / 95.6 Sq M**

Currently operating as a holiday-let, this detached, superbly presented and much improved single storey residence is offered For Sale with No Onward Chain, making it a perfect second home by the sea, full time main residence or investment opportunity enabling holiday lets.

The property is situated in an idyllic setting, close to the beach, regularly routed bus services and amenities/facilities in Pagham, including the Sailing club and Pagham Club etc.

The property is approached via double gates which lead into a forecourt providing an on-site parking space, along with a delightful paved sun terrace. Double glazed doors at the front with a flank double glazed panel lead into the modern fitted kitchen with appliances. A concertina door from the kitchen leads through to the bright and airy living room which has folding double glazed doors to the front opening the living room to the front sun terrace, along with a double glazed door to the side, double glazed windows to both sides and feature log burner. A doorway from the living room leads into the central inner hall where there is a useful built-in storage cupboard, an access hatch to the loft space and doors to the three bedrooms, shower room and breakfast/dining room which has a double glazed window and door to the side, fitted work surface, space and plumbing for a washing machine and cupboard housing the modern gas boiler.

Bedrooms 1 and 2 are positioned at the rear of the property, both good size double rooms with Bedroom 1 benefiting from an en-suite modern shower room with shower enclosure with fitted dual shower, wash basin, wc and heated towel rail. Bedroom 3 has a double glazed window to the side. In addition, there is a refurbished second shower room with glazed shower enclosure with fitted dual shower, wash basin with storage unit under and adjacent enclosed cistern wc, heated towel rail and double glazed window to the side.

The property also offers a gas heating system via radiators.

To the rear there is a landscaped tiered, low maintenance, rear garden with large timber storage shed.



KE500 - 04/25









**Current EPC Rating:** 67 (D)

**Council Tax:** Band E £2,823.01 p.a (Arun District Council / Pagham 2025 - 2026)

83 Barrack Lane,  
Aldwick, West Sussex, PO21 4DX  
T: 01243 269100 E: [office@just4bungalows.co.uk](mailto:office@just4bungalows.co.uk)  
[www.just4bungalows.co.uk](http://www.just4bungalows.co.uk)

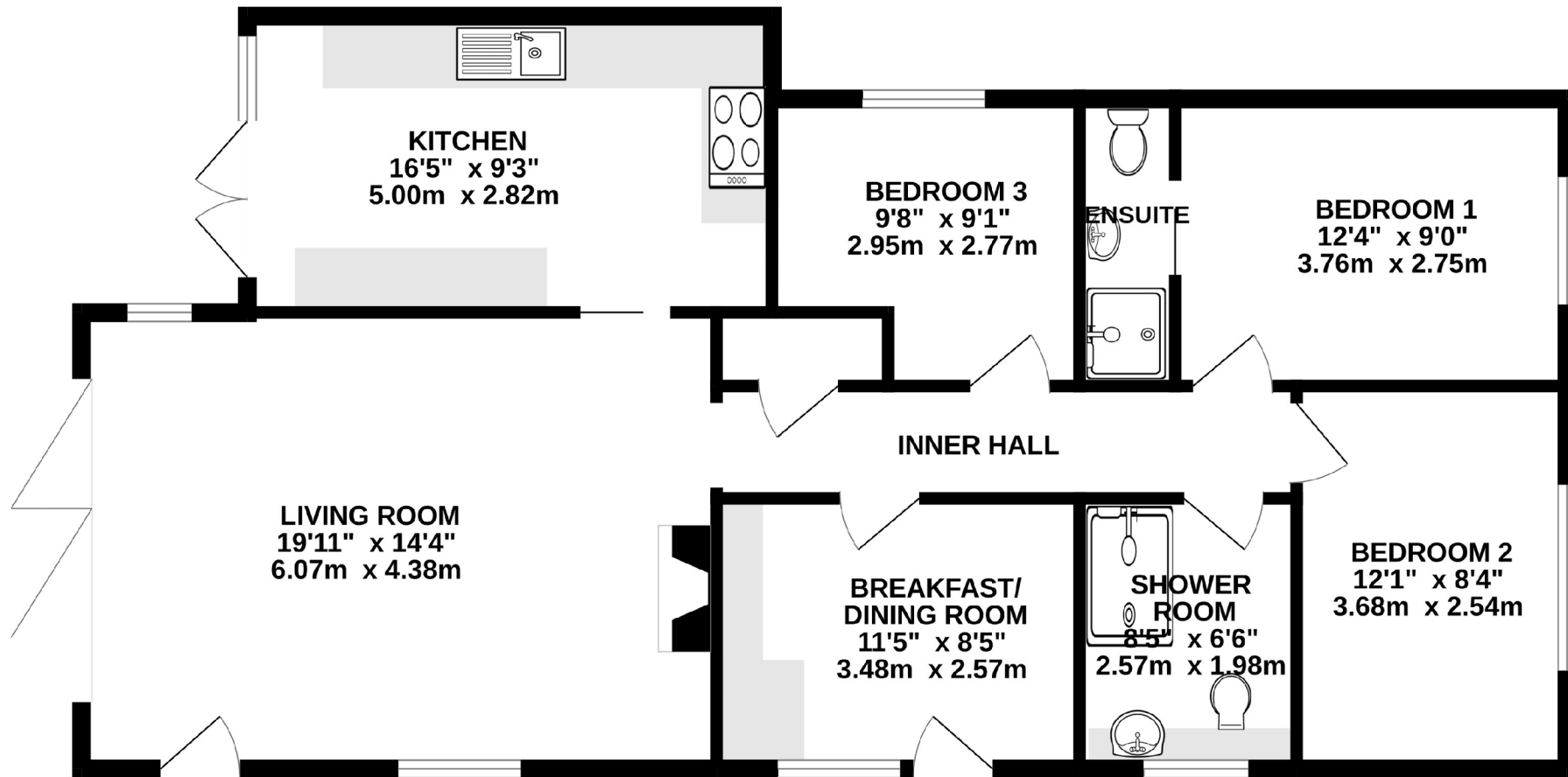
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**GROUND FLOOR**  
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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.