



Fernleigh, 14 Abbottsbury | Pagham | Bognor Regis | West Sussex | PO21 4RX

Price £395,000 | Freehold

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JUST BUNGALOWS

Fernleigh, 14 Abbottsbury

Pagham | Bognor Regis | West Sussex | PO21 4RX

- **Extended Detached Bungalow**
- **Generous Corner Plot Position**
- **Popular Residential Location**
- **Close To Beach & Amenities**
- **2 Bedrooms**
- **Living Room Open Plan To Conservatory**
- **Extended Kitchen**
- **Bathroom & Cloakroom (2 WCs)**
- **Driveway & Garage**
- **NO ONWARD CHAIN**
- **1,082 Sq Ft / 100.6 Sq M (incl. garage)**

Occupying a generous corner plot position, within a favoured residential location, close to the beach and local amenities, including regularly routed bus services, this extended detached single storey residence is offered For Sale with No Onward Chain.

The accommodation in brief comprises: entrance porch, hallway, extended kitchen, generous living room open plan to a conservatory, two bedrooms, bathroom and separate cloakroom (2 wcs).

The property also offers double glazing, a gas heating system via radiators and recently installed boiler (housed in the loft space), an established fully enclosed rear/side garden, open plan frontage, driveway and detached garage with electrically operated door.

A double glazed outer door leads into the porch with double glazed windows to the front and side. An inner door leads into the central hallway with access hatch to the loft space and built-in storage cupboard housing the electric consumer unit and meters. Doors from the hallway lead to the kitchen, living room, two bedrooms, bathroom and cloakroom, which has a double glazed window to the side, wc and wash basin.

The kitchen has been extended to create a generous dual aspect room with double glazed windows to the side and rear, along with a double glazed door to the rear providing access into the rear garden and boasts a range of fitted units and work surfaces, single drainer sink unit, five burner gas hob with hood over, eye-level oven and serving hatch through to the living room.

The living room has a large double glazed window to the side, free-standing Adams style fireplace and is open plan to the adjoining pitched roof double glazed conservatory, which provides access into the rear garden, via double glazed French doors to the side.

Bedroom 1 is a front aspect room with fitted wardrobes and matching bedroom furniture, while Bedroom 2, which is also positioned at the front of the property has a double glazed window to the side. In addition, there is a bathroom with bath with shower over, second wc, wash basin and double glazed window to the side.

Externally, there is a large open plan frontage which wraps around the property to the front and side and is predominantly laid to lawn with established beds. The driveway provides on-site parking in front of the garage which has an electrically operated door at the front, side pedestrian door into the rear garden and window to the rear. Between the garage and the conservatory a gate leads into the fully enclosed rear and side garden, which boasts mature established shrubs, trees and foliage, lawn, block paved terrace, well stocked beds and a pergola seating area (requiring restoration).



Ref: NI395 - 04/25

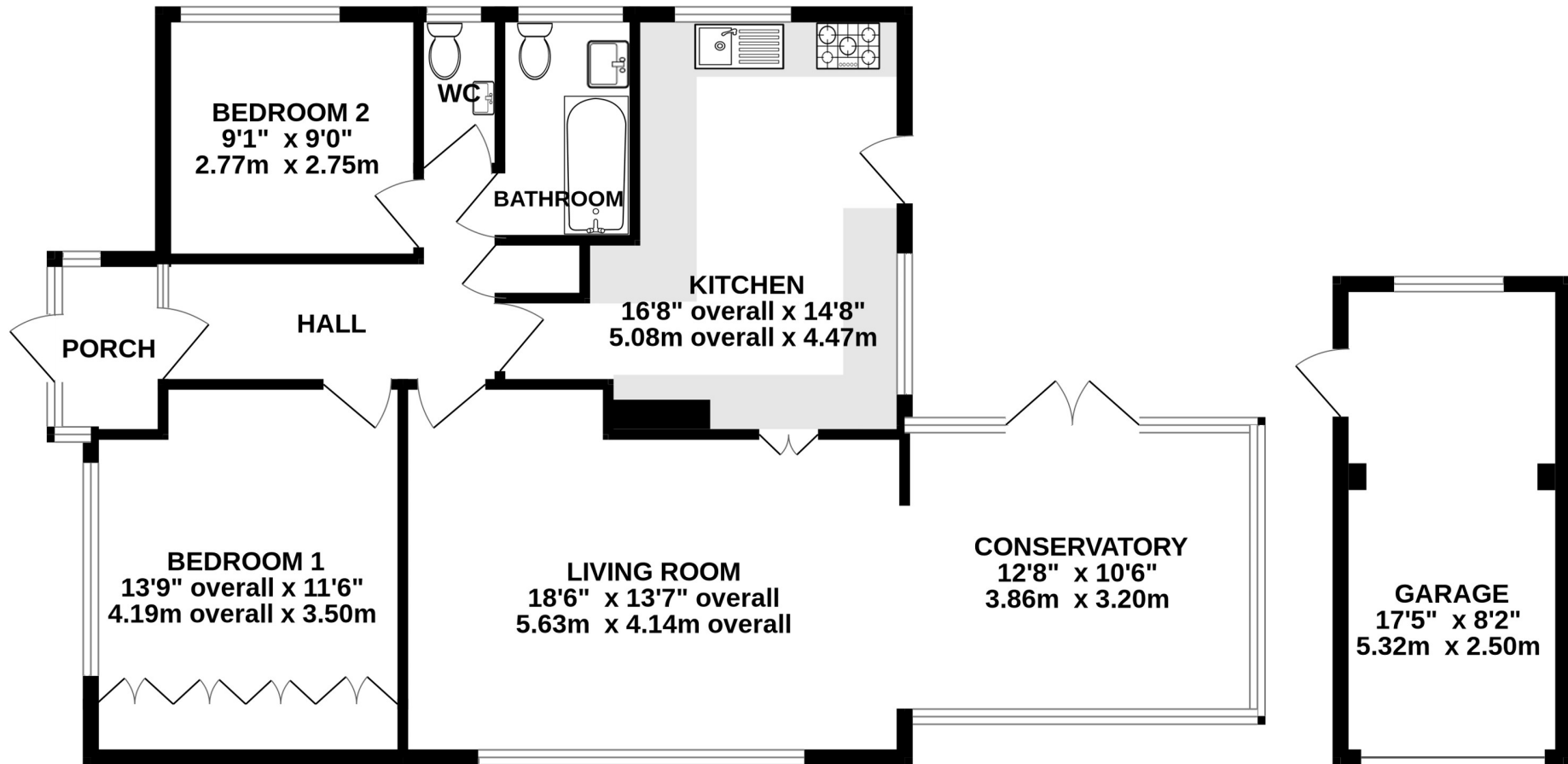


83 Barrack Lane,
Aldwick, West Sussex, PO21 4DX
T: 01243 269100 E: office@just4bungalows.co.uk
www.just4bungalows.co.uk

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GROUND FLOOR

1082 sq.ft. (100.6 sq.m.) approx.



Current EPC Rating: C (69)

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

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.