23 Ledra Drive | Pagham | Bognor Regis | West Sussex | PO21 4PF

Guide Price £475,000 | Freehold

JUST 4 BUNGALOWS

23 Ledra Drive
Pagham | Bognor Regis | West Sussex | PO21 4PF

- **Sought After Cul-De-Sac Position**
- **Close To Beach & Greensward**
- **Deceptive Detached Bungalow**
- **2 Double Bedrooms & 2 Reception Rooms**
- **Extensive Parking & Garage**
- **South Westerly Rear Garden**
- **NO ONWARD CHAIN**
- **1,246 Sq Ft / 115.7 Sq M**

Occupying a cul-de-sac position abutting the beach, this deceptive detached single storey residence is offered for sale with 'No Onward Chain'.

The accommodation in brief comprises entrance porch, central hallway, kitchen with open plan dining room, rear aspect sitting room, two double bedrooms and a generous bath/shower room.

The property also offers double glazing, a gas heating system via radiators, on-site parking for several vehicles, an attached oversize single garage and a delightful south westerly established rear garden.

A double glazed front door with flank natural light double glazed panel opens into the entrance porch with courtesy light and quarry tiled flooring. An inner obscure glazed front door with matching flank panelling in-turn leads into the central entrance hall measuring 20' 11 x 3' 11" with access hatch to the loft space and built-in cloaks storage cupboard. Glazed casement style doors lead to the kitchen and sitting room, while further panel doors lead to the two bedrooms and generous bath/shower room.

The kitchen is open plan to the dining room with an overall depth of 25' 11", with the kitchen area providing a range of fitted units and work surfaces with an enamel 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash-back surround, integrated 4 burner gas hob with hood over and double oven/grill under, space for appliances, wall mounted cupboard housing the gas boiler, along with a double glazed window and door to the side.

The dining area has a double glazed window to the rear and glazed double doors to the side leading through to the adjoining sitting room, which provides access into the rear garden via double glazed French doors with matching double glazed flank panelling to the rear.

Bedroom 1 has a double glazed bow window to the front and full width sliding wardrobes to one wall housing the wall mounted electric consumer unit. Bedroom 2 also has a double glazed bow window to the front and fitted double wardrobe.

In addition, the property offers a generous bath/shower room which has been updated in recent years to provide an oversize glazed shower enclosure with fitted dual shower, panel bath with central mixer tap, shaped wash basin inset into surround with storage under and adjacent enclosed cistern wc, ladder style heated towel rail, two obscure double glazed windows to the side and built-in airing cupboard housing the modern pressurised hot water cylinder.
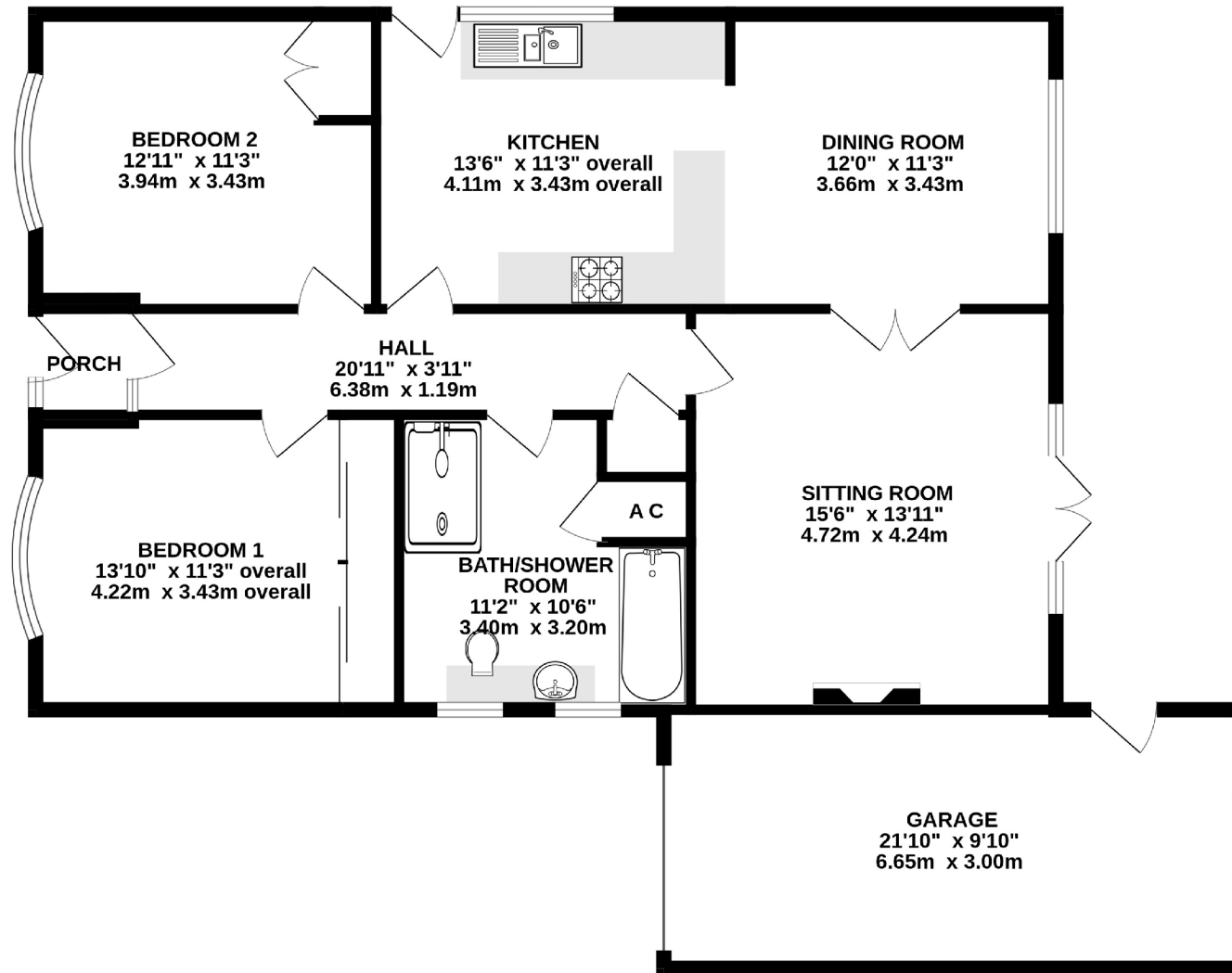
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Externally, the property has a driveway providing on-site parking and a generous lawned frontage. The garage measures 21' 10" x 9' 10" with power, light, an electrically operated door at the front, window to the rear and personal door to the side into the rear south westerly garden, which provides a paved sun terrace with shaped beds, well stocked borders, lawn, an array of established plants and shrubs, timber storage shed and greenhouse.

Current EPC Rating: D (68)   **Council Tax:** Band   £2,823.01 p.a   (Arun District Council / Pagham 2025 - 2026)

GROUND FLOOR
1246 sq.ft. (115.7 sq.m.) approx.

BEDROOM 2
12'11" x 11'3"
3.94m x 3.43m

KITCHEN
13'6" x 11'3" overall
4.11m x 3.43m overall

DINING ROOM
12'0" x 11'3"
3.66m x 3.43m

PORCH

HALL
20'11" x 3'11"
6.38m x 1.19m

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SITTING ROOM
15'6" x 13'11"
4.72m x 4.24m

BEDROOM 1
13'10" x 11'3" overall
4.22m x 3.43m overall

BATH/SHOWER ROOM
11'2" x 10'6"
3.40m x 3.20m

GARAGE
21'10" x 9'10"
6.65m x 3.00m

TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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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