



67 The Causeway | Pagham | Bognor Regis | West Sussex | PO21 4PQ

Price **£365,000** | Freehold

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JUST BUNGALOWS

67 The Causeway

Pagham | Bognor Regis | West Sussex | PO21 4PQ

- **Extended Semi-Detached Bungalow**
- **Close To Beach & Amenities**
- **2 Bedrooms (Bedroom 1 With En-Suite Shower Room)**
- **On-Site Parking & Garage**
- **Southerly Rear Garden**
- **NO ONWARD CHAIN**
- **890 Sq Ft / 82.7 Sq M**

Offered For Sale with No Onward Chain, this well presented, extended, semi-detached bungalow occupies a corner plot position, within a sought after location, close to the beach and an array of local amenities, including regularly routed bus services.

The accommodation comprises porch, hallway with built-in storage cupboards, rear aspect kitchen/diner, separate utility room, rear aspect living room, two double bedrooms (bedroom 1 with en-suite shower room) and second shower room (2 wc's in total). The property also offers double glazing, a gas heating system via radiators and combination boiler, on-site parking, a garage located behind the bungalow and a fully enclosed southerly rear garden.

An outer double glazed door opens to the entrance porch with double glazed windows to both sides. An inner double glazed door leads into the central entrance hall with radiator, newly fitted carpet, built-in useful storage cupboard, further narrow built-in cloaks storage cupboard and an access hatch to the loft space with fitted ladder. Modern panel doors lead from the hallway to the living room, two bedrooms and shower room, while an archway leads from the hall into the open plan dining/kitchen at the rear.

The kitchen/diner is a generous open plan room with two windows to the rear, radiator, wood effect flooring, modern fitted units and work surfaces, an inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated 4 burner gas hob with hood over, integrated oven with microwave over and space for an under counter fridge. A door from the kitchen leads into the adjoining utility room which has a double glazed door and window to the side, tiled flooring, further fitted units and work surfaces, space & plumbing for a washing machine, dryer and under counter freezer, along with space for a further fridge/freezer and an obscure window into the shower room.

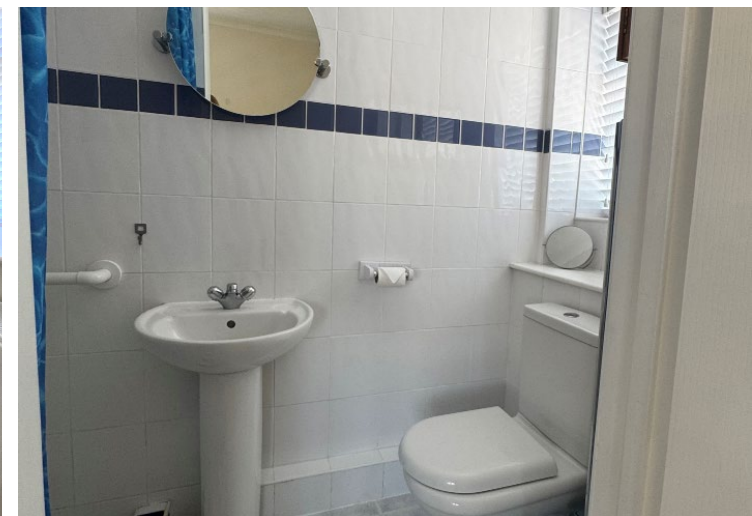
The living room has newly fitted carpet, radiator, feature fireplace with electric fire and double glazed French doors to the rear into the rear garden.

Bedroom 1 has a feature bow window to the front, radiator, newly fitted carpet, useful alcove recess and door to the adjoining en-suite shower room with tiled shower cubicle with fitted shower, pedestal wash basin, close coupled wc, tiled flooring and walls, heated towel rail, extractor and window to the side. Bedroom 2 also has a feature bow window to the front, radiator, newly fitted carpet and wardrobe recess.

In addition, the property also offers a shower room with corner glazed shower enclosure with fitted shower, close coupled w.c, shaped wash basin with storage cupboard under, tiled walls and floor, ladder style heated towel rail, extractor and window into the utility room.



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Externally, there is an open plan frontage laid to lawn with a block paved hard-stand wrapping around the side of the property. A gate leads into the enclosed southerly rear garden which has a paved terrace, lawn, sunken pond, timber storage shed and established well stocked flower and shrub beds, along with raised planters. Directly behind the rear garden is the detached garage with up and over door at the front, power, light and door and window to the side into the rear garden.

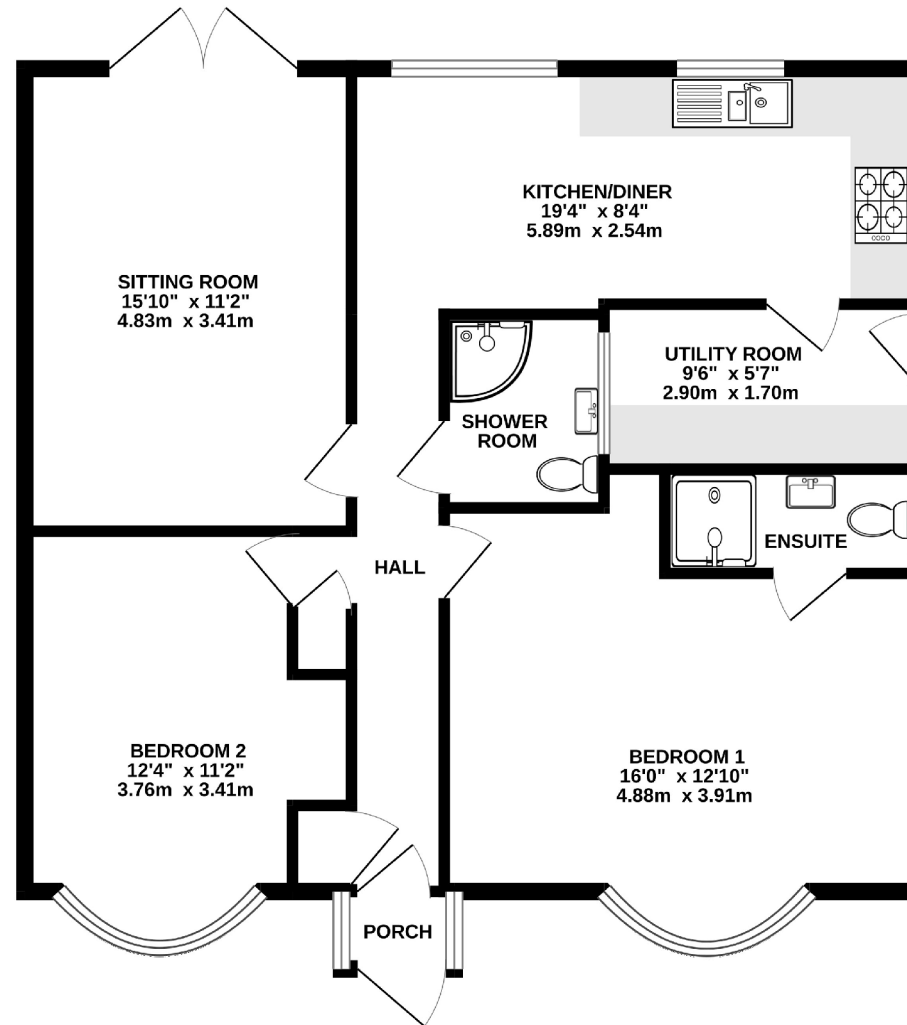
Current EPC Rating: C (67)

Council Tax: Band C £2,053.10 p.a. (Arun District Council / Pagham 2025 - 2026)

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GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.7 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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