



101 Harbour View Road | Pagham | Bognor Regis | West Sussex | PO21 4RJ

Guide Price **£350,000** | Freehold

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JUST BUNGALOWS

101 Harbour View Road

Pagham | Bognor Regis | West Sussex | PO21 4RJ

- Two Bedroom Detached Bungalow
- Popular Residential Location Close To Amenities & Beach
- In Need Of Complete Modernisation
- Enormous Scope To Extend/Improve (subject to necessary consents)
- Double Glazing & GFCH (Radiators)
- Generous Plot Of 0.21 Of An Acre
- Driveway & Garage
- NO ONWARD CHAIN
- 786 Sq Ft / 73 Sq M plus Garage & Outbuilding/Store

Situated in a popular residential location, close to amenities and less than half a mile level walk to the beach, this detached single storey residence is offered for sale with No Onward Chain.

Although the property itself requires complete refurbishment throughout it offers enormous scope and potential to improve.

The accommodation in brief comprises entrance lobby with built-in storage cupboard, a central dining hall with double glazed door and window to the rear providing access into the rear garden, along with access into the kitchen, inner hall and living room.

The kitchen which requires updating has a double glazed window to the rear, base drawer and wall mounted units, fitted work surfaces, inset single drainer sink unit and wall mounted gas boiler.

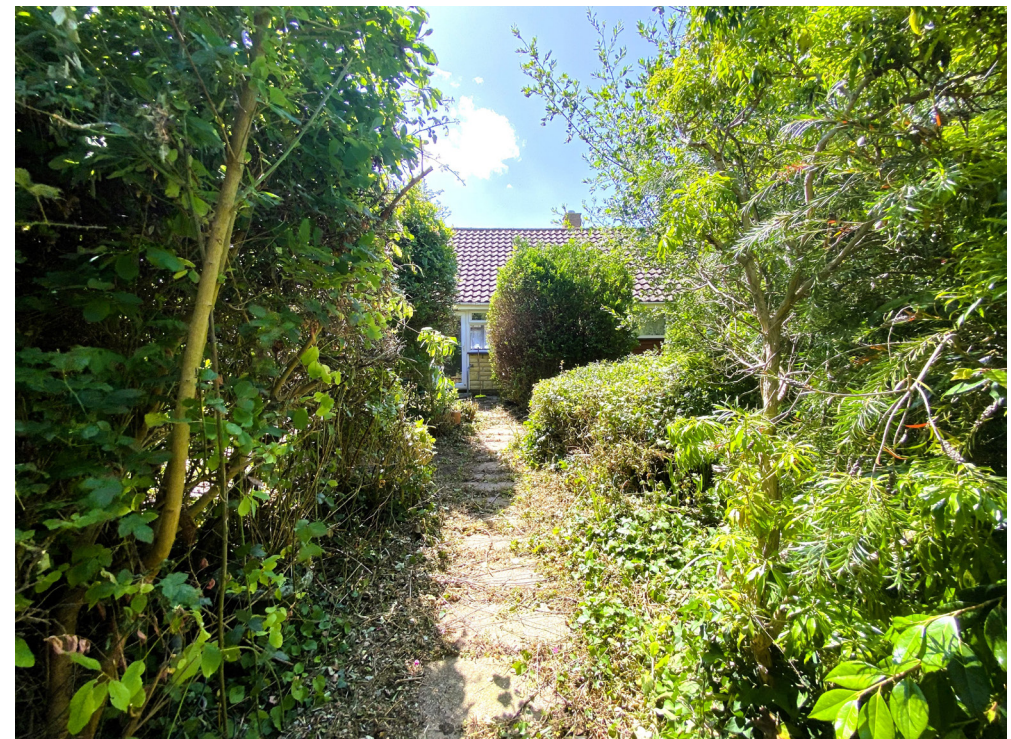
The living room is positioned at the front of the property and has a large window to the front, a further window to the side, shelved recesses and fireplace with gas fire (not tested).

The inner hall has an access hatch to the loft space with fitted ladder and built-in airing cupboard housing the hot water cylinder. Doors from the inner hall lead to the two double bedrooms, bathroom and separate wc. Bedroom 1 has a window to the front, while bedroom 2 is at the rear. Both bedrooms have built-in wardrobes. The bathroom has a window to the rear and suite of bath and wash basin. Adjacent to the bathroom is a separate wc with window to the rear.

Externally, there is an open plan frontage, a driveway providing on-site parking, garage and generous overgrown rear garden.

N.B: We have been advised that the roof contains spray foam insulation. Therefore, anyone seeking financing should check with their lender that there are no restrictions against any form of loan.

This property is offered for sale with No Onward Chain.



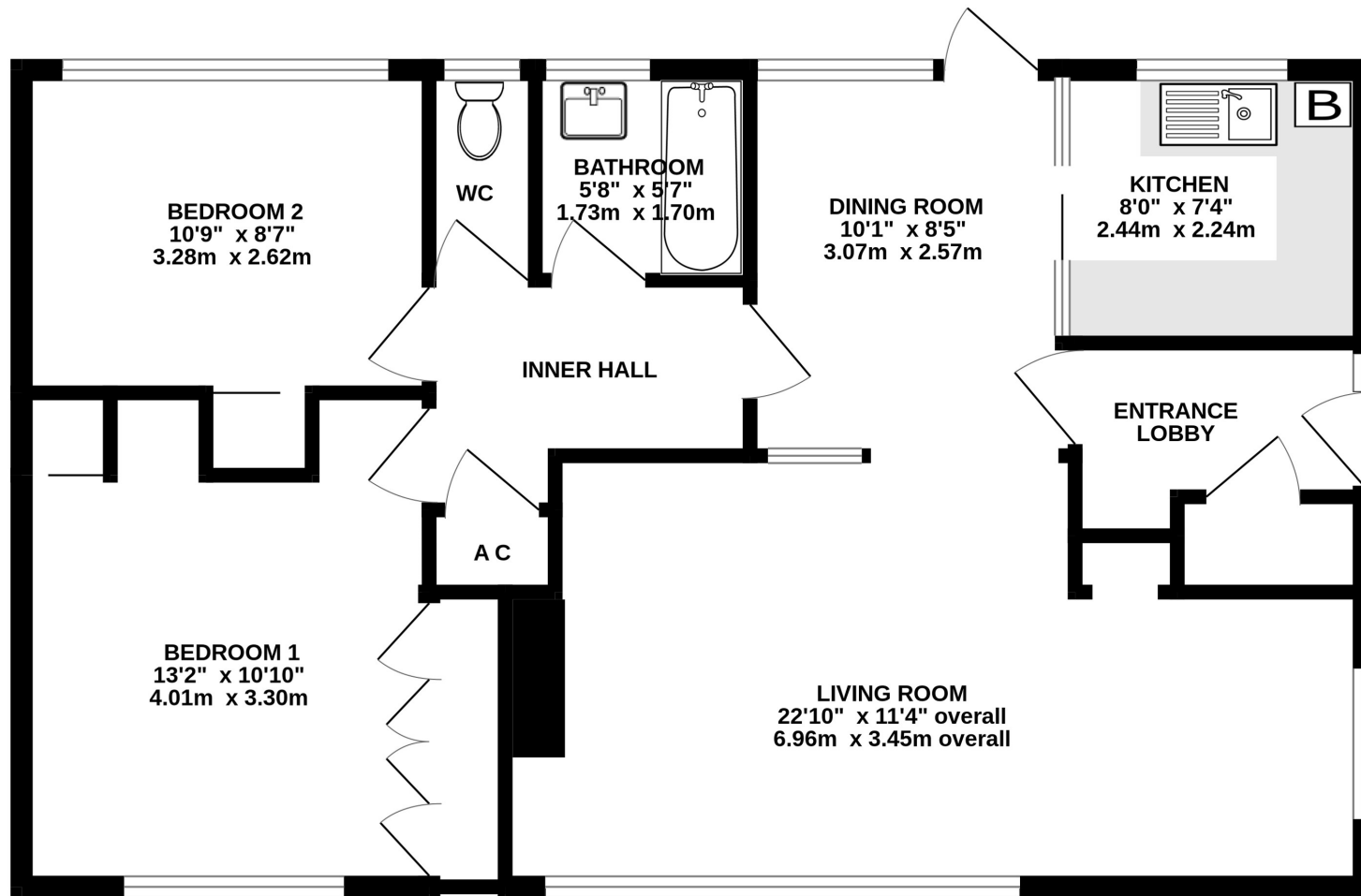
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GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



Current EPC Rating: D (59)

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

TOTAL FLOOR AREA : 786 sq.ft. (73.0 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.