



Clarkes

Service you deserve. People you trust.

Asking Price

£365,000

Freehold

20 Abbottsbury, Pagham, PO21 4RT



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT NOTICE
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

<http://www.clarkesestates.co.uk>

01243 861344



What the agent says... “,, Material Information:

Situated in the highly sought-after coastal village of Pagham, this extremely well-maintained semi-detached bungalow offers an exceptional opportunity to enjoy comfortable and stylish seaside living. Ideally located just a few minutes' walk from local shops, popular pubs, amusement arcades and the beautiful seafront, the property perfectly combines convenience with a relaxed coastal lifestyle.

Externally, the bungalow benefits from off-road parking and a garage, providing excellent practicality and storage. Internally, the accommodation is both bright and well-planned. There are two double bedrooms, a modern shower room and the kitchen opens seamlessly into a spacious living and dining area, creating a wonderful open plan feel ideal for both everyday living and entertaining.

This impressive living space is enhanced by two roof lanterns and doors opening onto the rear garden, allowing an abundance of natural light to flood through and creating a strong connection between indoor and outdoor living.

With its desirable location, excellent condition and proximity to the coast, this property would make an ideal permanent residence, holiday home or investment.

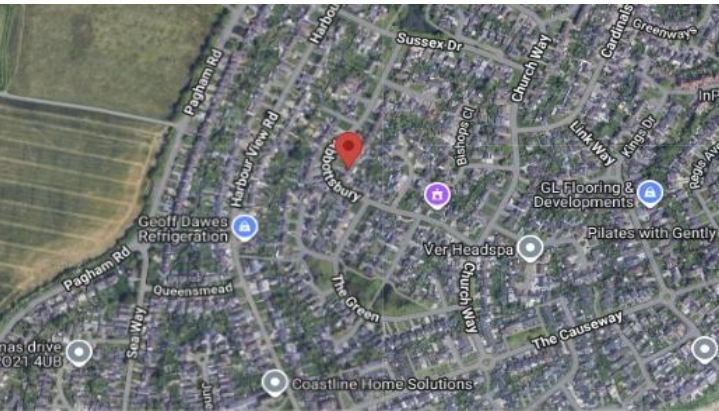
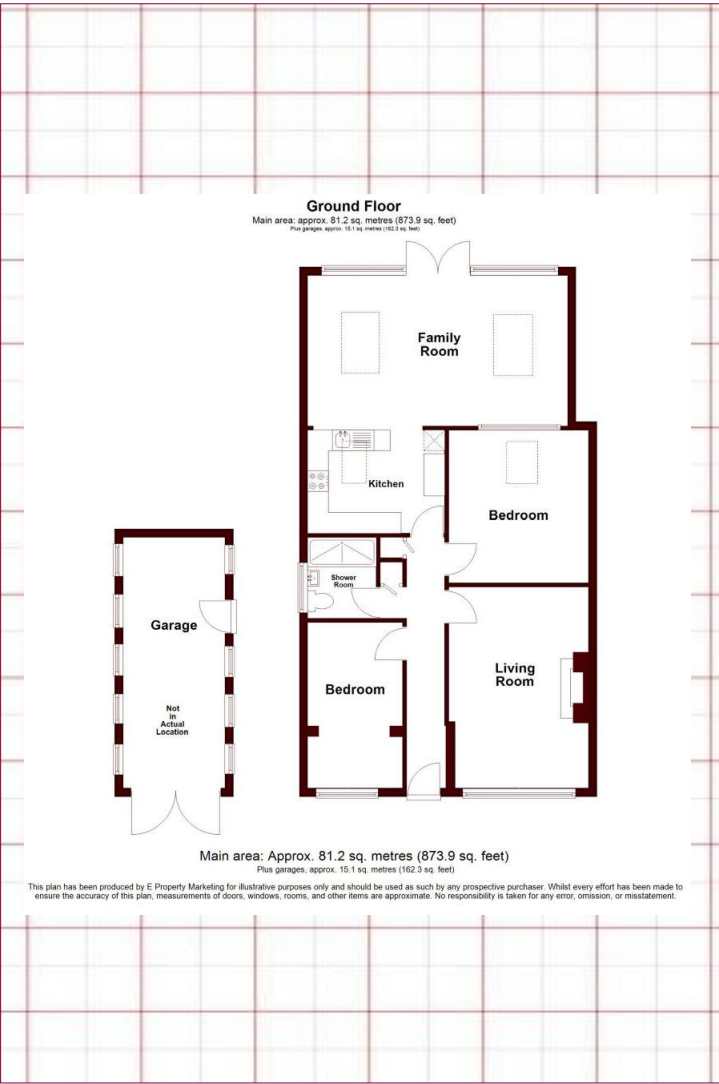
Council Tax: Arun District Council Band C
Property Type: Purpose built bungalow
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage and off-road parking
Restrictions: None

On 20/01/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	17 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Variable	Variable	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 2 Bedroom Bungalow
- Coastal Village location
- Spacious Family room
- Well maintained
- Garage and Driveway



Accommodation

Family Room - 3.61m x 6.24m (11'10" x 20'5")

Living Room - 4.83m x 3.35m (15'10" x 10'11")

Bedroom 1 - 3.98m x 2.34m (13'0" x 7'8")

Bedroom 2 - 3.67m x 3.36m (12'0" x 11'0")

Kitchen - 2.43m x 3.34m (7'11" x 10'11")

Shower Room - 1.9m x 1.65m (6'2" x 5'4")

Garage - 6.18m x 2.44m (20'3" x 8'0")

