



# Clarkes

Estate Agents & Lettings Agents

Asking Price

£375,000

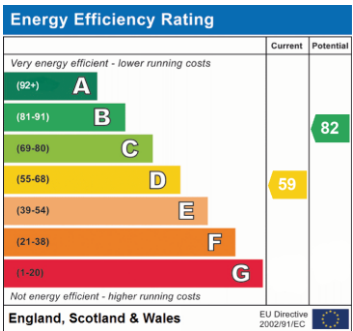
Freehold

32 Kings Drive, Pagham, PO21 4PZ



Book a Viewing

01243 861344  
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 27 Sudley Road, Bognor Regis, PO21 1EW  
<http://www.clarkesestates.co.uk>



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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.

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01243 861344





- 3 Bed Detached Bungalow
- Requires Modernisation
- Conservatory
- Large Rear Garden
- Garage & Off Road Parking
- No Forward Chain



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

Offered for sale with no forward chain is this 3-bedroom detached bungalow located in a quiet and desirable area of Pagham.

The accommodation comprises entrance porch, lounge, kitchen, conservatory, 3 bedrooms, WC, bathroom and garage.

The property is in need of investment and modernisation throughout and would suit those who are comfortable with such projects. Nonetheless, the property has gas central heating, double glazing, internal wooden window shutters to the main rooms and has a modern 'Lean-To' style conservatory to the rear.

Outside the rear garden is a substantial 20m x 13m and three trees create a shaded recreational space. To the front is off road parking for 3/4 vehicles, a lawned area and there is a garage to the side.

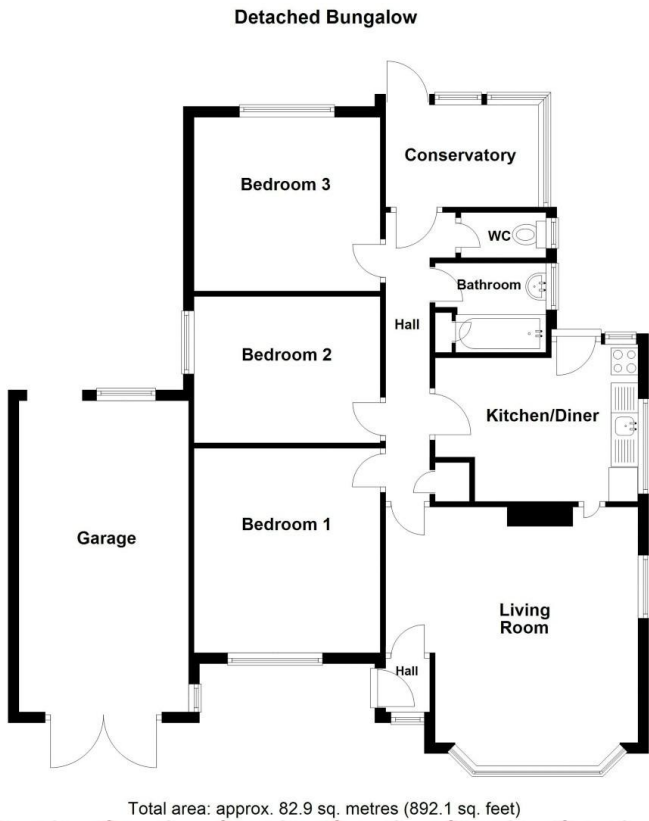
We think that when it comes to property investment, the meaning of 'buy the worst house in the best road' is sound advice and this is a rare find which is exactly that. Highly recommended.

Council Tax: Arun District Council - Band D  
Property Type: Detached Bungalow  
Property Construction: Standard  
Electricity, Water, Drainage Supply: Mains  
Heating: Gas Central Heating  
Parking: Garage and Off-Road Parking

On 15/04/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	17 mbps	1 mbps	
Superfast	✓	66 mbps	14 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Likely	Likely	Likely	Likely

Anti Money Laundering checks at **£30 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.



Porch - 0.97m x 1.22m (3'2" x 4'0")

Lounge - 4.89m x 4.81m (16'0" x 15'9")

Kitchen - 3.88m x 2.91m (12'8" x 9'6")

Conservatory - 2.81m x 1.99m (9'2" x 6'6")

Bedroom 1 - 3.44m x 3.8m (11'3" x 12'5")

Bedroom 2 - 3.44m x 2.71m (11'3" x 8'10")

Bedroom 3 - 3.44m x 3.45m (11'3" x 11'3")

WC - 1.58m x 0.85m (5'2" x 2'9")

Bathroom - 1.94m x 1.61m (6'4" x 5'3")

Garage - 3.1m x 5.82m (10'2" x 19'1")

Rear Garden - 20.5m x 12.95m (67'3" x 42'5")

