



23 The Causeway | Pagham | Bognor Regis | West Sussex | PO21 4PG

Price **£335,000** | Freehold

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JUST BUNGALOWS

23 The Causeway

Pagham | Bognor Regis | West Sussex | PO21 4PG

- **An Extended Detached Single Storey Residence**
- **Sought After Location Close To The Beach**
- **2 Double Bedrooms**
- **Feature Vaulted Sun/Dining Room**
- **Double Glazing & Gas Heating (Radiators)**
- **Well Presented Throughout**
- **879.3 Sq Ft / 81.7 Sq M (Plus Garage)**

Conveniently positioned within a sought after location close to the beach and bus routes, this deceptive detached Scandinavian style bungalow has been incredibly well cared for throughout the years and boasts accommodation comprising: hallway, kitchen leading to a feature open plan vaulted sun/dining room at the rear, living room, two double bedrooms and a generous bathroom with bath and shower enclosure.

The property also offers double glazing, a gas heating system via radiators, driveway, attached garage and delightful southerly rear garden.

A double glazed front door with flank natural light double glazed panel leads into a welcoming entrance hall with built-in cloaks storage cupboard and additional built-in linen cupboard, along with an access hatch to the loft space with fitted ladder. Doors from the hallway lead to the kitchen, living room, two bedrooms and bath/shower room.

The kitchen boasts a range of modern matching units with light grain wood effect roll top work-surfaces, an inset single drainer sink unit with mixer tap, tiled splash-back surround, integrated 4 burner gas hob with hood over, oven with space for microwave over, space and plumbing for a washing machine, space for an under-counter appliance and wall mounted modern gas combination boiler. An open plan walkway leads through to the rear into a delightful pitched roof vaulted sun/dining room with large double glazed windows to the sides and rear, feature high level triangular windows to the rear and sliding patio doors providing access into the rear garden.

A walkway to the side leads from the sun/dining room to the adjacent living room which has double glazed windows and patio door to the rear, again providing access into the rear garden.

Both bedrooms are positioned at the front of the property, both good size double rooms and both with double glazed windows to the front.

The bath/shower room is of a good size and boasts a white suite of bath with shower over, glazed shower enclosure with fitted dual shower, wash basin with storage under, close coupled wc, tiled splash-back surround window to the rear and additional window to the side.

Externally, there is an open plan frontage laid to shingle for ease of maintenance with a feature central palm. A block paved driveway provides on-site parking in front of the attached garage, which has an up and over door, window to the side and houses the meters and electric consumer unit. A pathway and gate to the side leads to the southerly rear garden which has a paved sun terrace, lawn, useful timber storage shed and is enclosed by fencing to the sides and rear.



Ref: PO335 - 08/26



Current EPC Rating: C (71)

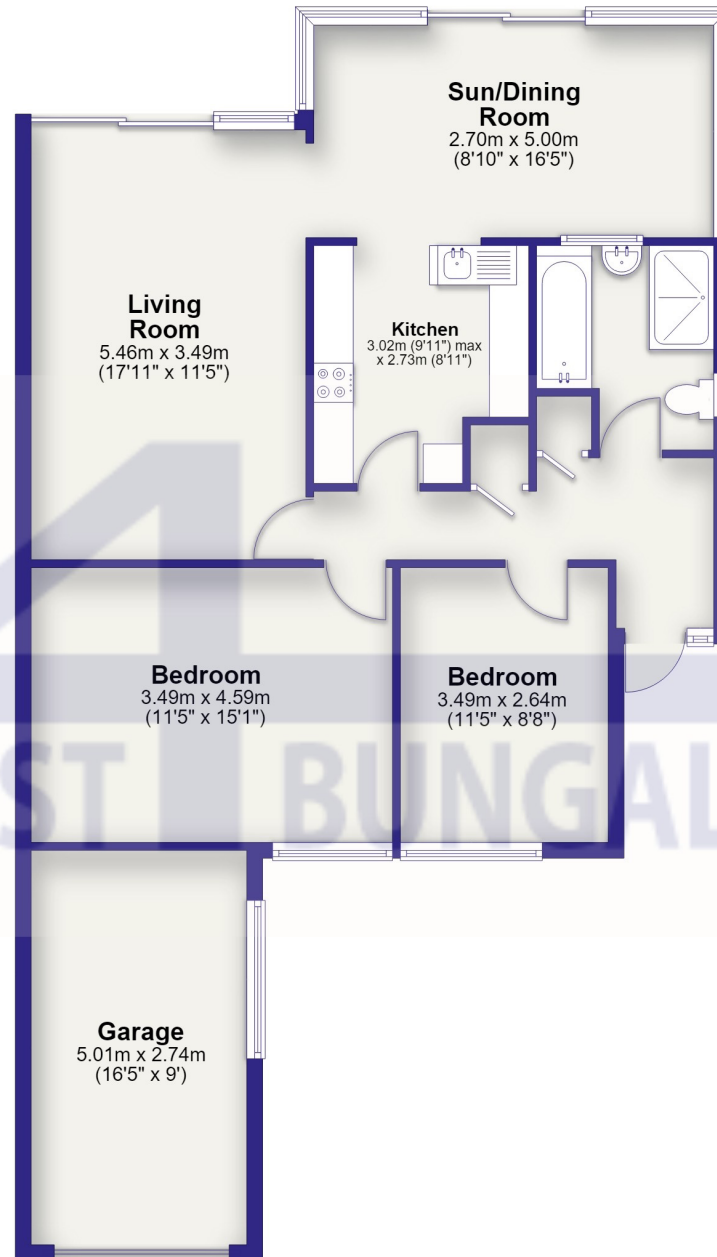
Council Tax: Band D £2,420.58 p.a. (Arun District Council / Pagham 2026 - 2027)

83 Barrack Lane,
Aldwick, West Sussex, PO21 4DX
T: 01243 269100 E: office@just4bungalows.co.uk
www.just4bungalows.co.uk

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Ground Floor

Main area: approx. 81.7 sq. metres (879.3 sq. feet)
Plus garages, approx. 13.7 sq. metres (147.8 sq. feet)



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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.