



11 Barons Mead | Pagham | Bognor Regis | West Sussex | PO21 4SF

Price **£285,000** | Freehold

4
JUST BUNGALOWS

11 Barons Mead

Pagham | Bognor Regis | West Sussex | PO21 4SF

- **Cul-de-Sac Setting In Popular Location**
- **Semi-Detached 2 Bedroom Bungalow**
- **Double Glazing & GFCH (Radiators)**
- **Generous Westerly Rear Garden**
- **NO ONWARD CHAIN**
- **552.7 Sq Ft / 51.3 Sq M**

Occupying a cul-de-sac setting within a popular residential location close to the beach and amenities, this semi-detached bungalow is offered For Sale with No Onward Chain.

The accommodation in brief comprises an 'L' shaped entrance hall, front aspect living room, fitted kitchen at the rear, two bedrooms and wet room. Furthermore, the property offers double glazing, a gas heating system via radiators and modern combination boiler, a driveway providing on-site parking and a generous westerly rear garden housing a detached garage.

A storm porch with courtesy light protects the double glazed front door positioned at the side of the property, which leads into an L shaped entrance hall with built-in storage cupboard housing the wall mounted electric consumer unit and gas and electric meters, with a further storage cupboard over. In addition, there is a built-in linen cupboard with slatted shelving and an access hatch to the loft space. A bi-fold door leads into the kitchen at the rear, while further doors from the hallway lead to the living room two bedrooms and wet room.

The living room has a large double glazed window to the front, enjoying a pleasant outlook towards the trees and greensward, along with a coal effect gas fire (not tested).

The kitchen is positioned at the rear of the property and has a double glazed window looking into the rear garden, a double glazed door to the side, along with a range of fitted units and work surfaces, inset single drainer sink unit with mixer tap, tiled splash back surround, integrated 4 ring electric hob, eye level oven with space for a microwave over, tiled flooring, extractor and modern wall mounted Worcester gas boiler.

Bedroom 1 is a good size double room with a double glazed window to the rear enjoying the outlook into the rear garden, while bedroom 2 is positioned at the front with a double glazed window to the front.

The wet room has a double glazed window to the side, non slip flooring, wall mounted electric shower, wall mounted wash basin, low level wc and tiled splash back surround.

Externally, there is an open plan lawned frontage with driveway providing on-site parking leading to the front door and along the side of the property to the established westerly rear garden which is predominantly laid to lawn with established borders and houses a 'Marley style' detached garage with up and over door at the front and personal door to the side.

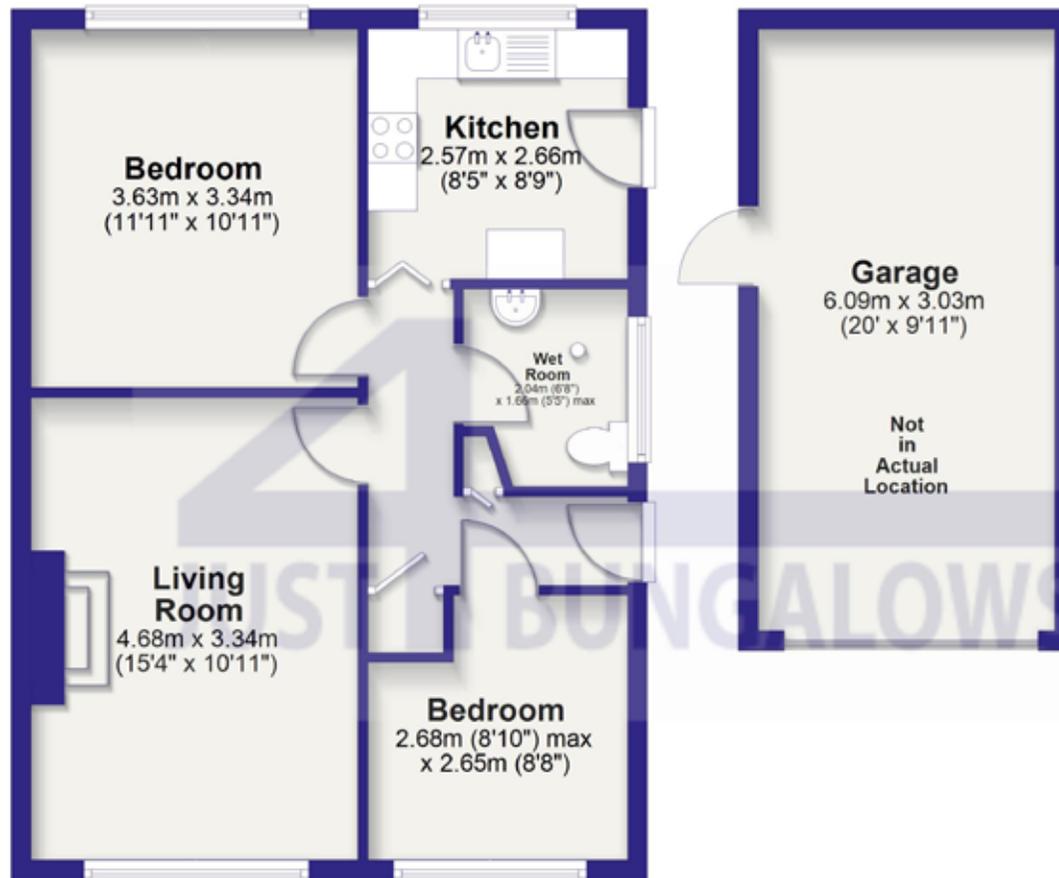
Please Note - Vehicular access is currently restricted to the garage via a removable disability ramp leading from the kitchen.

Ref: CR325-10/25



Ground Floor

Main area: approx. 51.3 sq. metres (552.7 sq. feet)
Plus garages, approx. 18.4 sq. metres (198.6 sq. feet)



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This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Current EPC Rating: D (63)

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



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.