



60 Harbour View Road | Pagham | Bognor Regis | West Sussex | PO21 4RQ

Guide Price **£300,000** | Freehold

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JUST BUNGALOWS

60 Harbour View Road, Pagham | Bognor Regis | West Sussex | PO21 4RQ

- Semi-Detached Bungalow
- Popular Residential Location
- 2 Bedrooms
- Double Glazing & GFCH (Radiators)
- Driveway & Garage
- Westerly Rear Garden
- In Need of Cosmetic Updating
- NO ONWARD CHAIN
- 904 Sq Ft / 84.0 Sq M (Inc. Garage)

Offered For Sale with No Onward Chain, this semi-detached single storey residence is situated in a popular residential location, close to amenities and within a level walk to the nearby beach. Although the property could benefit from some cosmetic updating, it does have double glazing, a gas heating system via radiators and a modern electric consumer unit. The accommodation comprises entrance hall, kitchen, living/dining room at the rear, sun/garden room, two bedrooms and bathroom.

The front door with flank natural light double glazed panel leads into the entrance hall with exposed wood block flooring, built-in airing cupboard housing the lagged hot water cylinder and an adjacent built-in cloaks storage cupboard housing the modern wall mounted electric consumer unit and meters, radiator and hatch with ladder to the loft space which houses the modern gas boiler. Glazed casement style doors lead from the hallway to the living/dining room and kitchen, while further doors lead to the two bedrooms, kitchen and bathroom.

The kitchen has a door and window to the side. Albeit the kitchen requires replacement there are fitted units and work-surfaces, along with a single drainer stainless steel sink unit, tiled splash-back and serving hatch to the dining area.

The living/dining room is positioned at the rear of the property and has two radiators, fire surround with marble insert and hearth, gas fire (not tested), two alcove storage cupboards, exposed wood flooring and two windows and a door to the rear into the adjoining sun/garden room, which has tiled flooring, two windows to the rear and provides access into the rear garden via patio doors to the rear.

Bedroom 1 has a large window to the front and radiator. Bedroom 2 also has a window to the front and radiator.

In addition, there is a bathroom with original suite of bath, pedestal wash basin, low level wc, tiled splash-back, radiator and window to the side.

Externally, there is an open plan frontage, part block paving and area laid to gravel with a pathway to the front door. The driveway runs along the side of the property to the detached garage which has an up and over door at the front, power, light, modern electric consumer unit and window to the rear.

A gate from the driveway leads into a secluded rear garden with paved patio, established shrubs, grass and a timber storage shed.

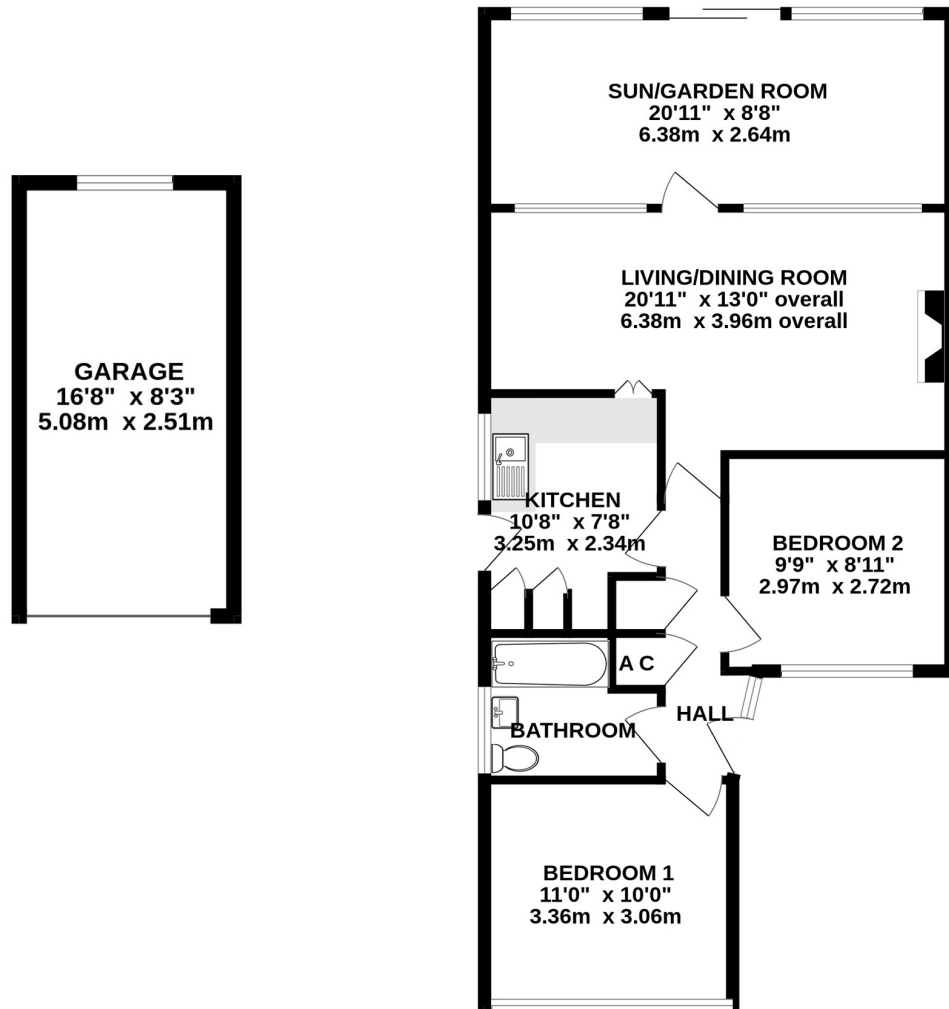




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GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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Current EPC Rating: E (54) **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.