



Nor-Ris, Lagoon Road | Pagham | Bognor Regis | West Sussex | PO21 4TJ

Price **£375,000** | Freehold

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JUST BUNGALOWS

Nor-Ris, Lagoon Road

Pagham | Bognor Regis | West Sussex | PO21 4TJ

WO375 - 06/26

- Detached Two Double Bedroom Bungalow
- Pagham Private Beach Estate Close To The Beach
- Living/Dining Room & Generous Conservatory/Sun Room
- Enclosed Rear Side Garden
- Double Glazing & Gas Heating (Radiators)
- Driveway & Garage
- NO ONWARD CHAIN
- 966.5 Sq Ft / 89.8 Sq M (Plus Garage)

Positioned within the private Pagham Beach Estate, close to amenities and the beach, this detached single storey residence is offered for sale with no onward chain. The accommodation in brief comprises entrance hall, kitchen, side porch, living/dining room, generous rear conservatory/sun room, two double bedrooms and a modern bathroom.

The property itself could benefit from some cosmetic updating to the decor etc and also offers double glazing, a gas heating system via radiators, driveway, garage, southerly rear garden and generous side garden.

A storm porch with courtesy light protects the recessed double glazed front door which opens into the welcoming entrance hall with built-in double airing cupboard housing the lagged hot water cylinder and an access hatch to the part boarded loft space with fitted ladder and light. Doors from the hallway lead to the kitchen, living room, two bedrooms and modern bathroom.

The kitchen has a window to the side, a range of fitted units and work surfaces with an inset 1 1/2 bowl single drainer sink unit, space and plumbing for a slimline dishwasher and washing machine, space for a cooker and free standing fridge/freezer, along with a wall mounted modern gas boiler.

A door leads from the kitchen to the rear into the adjoining dining area, while a further part glazed door leads to the side into a double glazed side porch, which has a double glazed door to the front, quarry tiled flooring and courtesy light.

The living/dining room is a full width room positioned at the rear of the property with window to the rear and sliding patio doors to the rear providing access into a large conservatory/sun room, which provides access into the garden via a double glazed door to the side and large double glazed sliding door to the rear.

Both double bedrooms are positioned at the front of the property, both with windows to the front, with bedroom 1 benefiting from fitted wardrobes. The bathroom has been re-fitted with a white suite of panel bath with mixer tap/shower attachment, close coupled wc, shaped wash basin with storage under and medicine cabinet over, chrome heated towel rail, two windows to the side and two high level natural light panels to the hallway.

Externally, there is an open plan shingle frontage creating a parking space, with the driveway running along the side of the property to the garage, which has an up and over door to the front and window and door to the side. The southerly rear garden has a paved terrace, shingle bed, summer house, established plants and shrubs, along with a generous side area with a gate to the front.





Current EPC Rating: D (58)

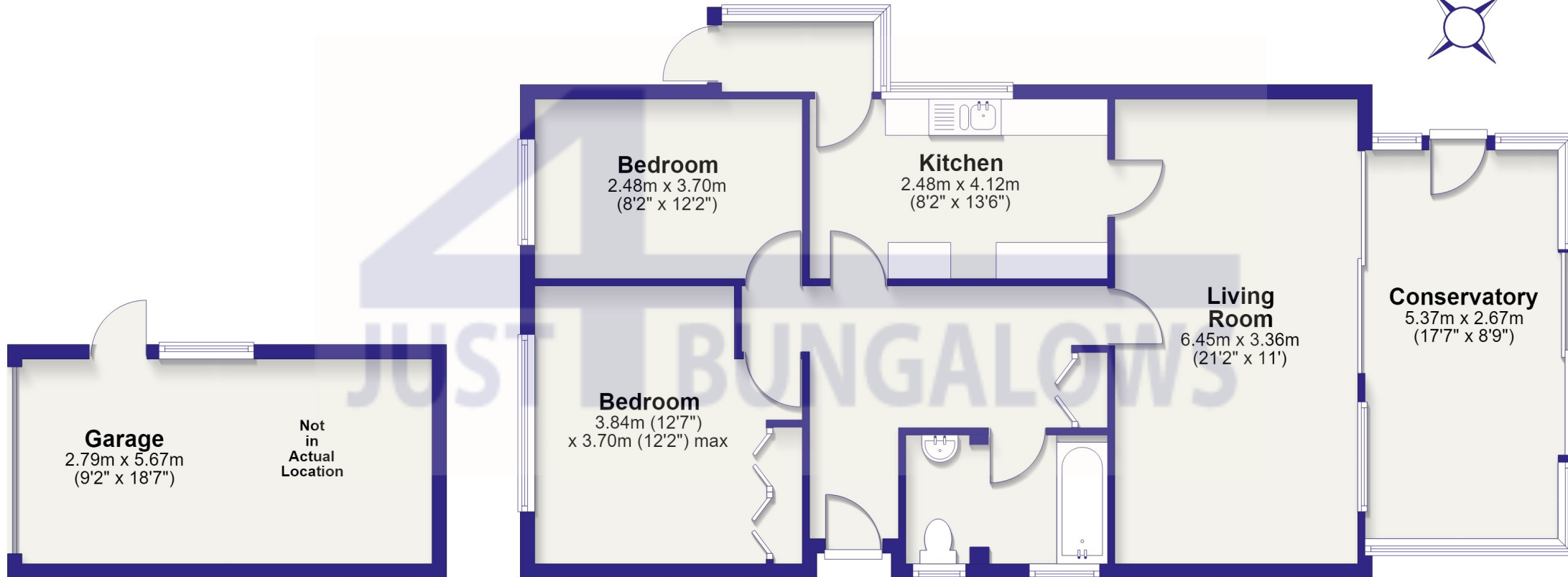
Council Tax: Band D £2,420.58 p.a (Arun District Council / Pagham 2026 - 2027)

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Ground Floor

Main area: approx. 89.8 sq. metres (966.5 sq. feet)
Plus garages, approx. 15.8 sq. metres (170.3 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.

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.