



43 Kings Drive

Pagham | Bognor Regis | West Sussex | PO21 4PZ

Price £325,000

Freehold

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Features

- Well Presented 3 Bedroom End Terrace House
- Non-Through Road Location
- Less Than A Third Of A Mile Level Walk To Beach
- Living Room with Log Burner
- Kitchen, Dining Area and Utility/Garden Room
- Double Glazing & Gas Heating (Radiators)
- On-Site Parking & Garage En-Bloc
- 989.7 Sq Ft / 91.9 Sq M

Positioned in a sought after residential location within a third of a mile level walk to a greensward and beach, this delightful end of terrace home has been incredibly well cared for throughout the years and is offered for sale in a ready to move into condition throughout.

The bright and airy accommodation comprises open plan entrance hall, front aspect living room, rear dining area leading to the open plan fitted kitchen, rear versatile good size garden/utility room, first floor landing, three good size bedrooms and a modern shower room. The property also offers double glazing, a gas heating system via radiators, on-site parking at the front, garage en-bloc and a fully enclosed larger than average established rear garden.

A double glazed front door with flank natural light matching panel leads into the open plan hallway with laminate flooring and built-in double fronted cloaks storage cupboard which houses the wall mounted gas boiler, gas and electric meters and wall mounted modern electric consumer unit. A carpeted staircase with feature balustrade/panelling and handrail rises to the first floor, whilst an open plan walkway leads into the main living room, which has a large window to the front, laminate flooring and feature wood burner recessed into the chimney breast.

The living room flows through to the dining area at the rear, which has a window to the rear and laminate flooring, which in-turn flows into the open plan fitted kitchen, which boasts a range of matching base, drawer and wall mounted units complemented by dark Quartz effect work surfaces, an inset single drainer sink unit with mixer tap, tiled splash back surround, integrated electric hob with concealed hood over, oven with microwave over, recess for a free standing fridge/freezer, space and plumbing for a dishwasher, along with tiled flooring.

A door with natural light flank panelling leads to the rear into a versatile adjoining utility/garden room with further fitted base units and work surfaces, space and plumbing for a washing machine and dryer, radiator, double glazed windows to both sides and rear, along with double glazed French doors to the rear providing access into the rear garden.

The first floor landing has a fitted carpet, built-in airing cupboard housing the hot water cylinder, an access hatch to the loft space and panel doors to the three bedrooms and shower room.

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Bedroom 1 is positioned at the front of the property with a large window to the front and fitted carpet. Bedroom 2 has a window to the rear, fitted carpet and wardrobe recess. Bedroom 3 which has been utilised as a hobbies/craft room is a good size bedroom with window to the front and fitted carpet, along with an over-stair bulk head.

In addition, there is a refitted shower room with modern white suite of glazed corner shower enclosure with dual shower, oversize wash basin with storage under, close coupled wc, fully tiled walls and flooring, window to the rear and a ladder style heated towel rail.

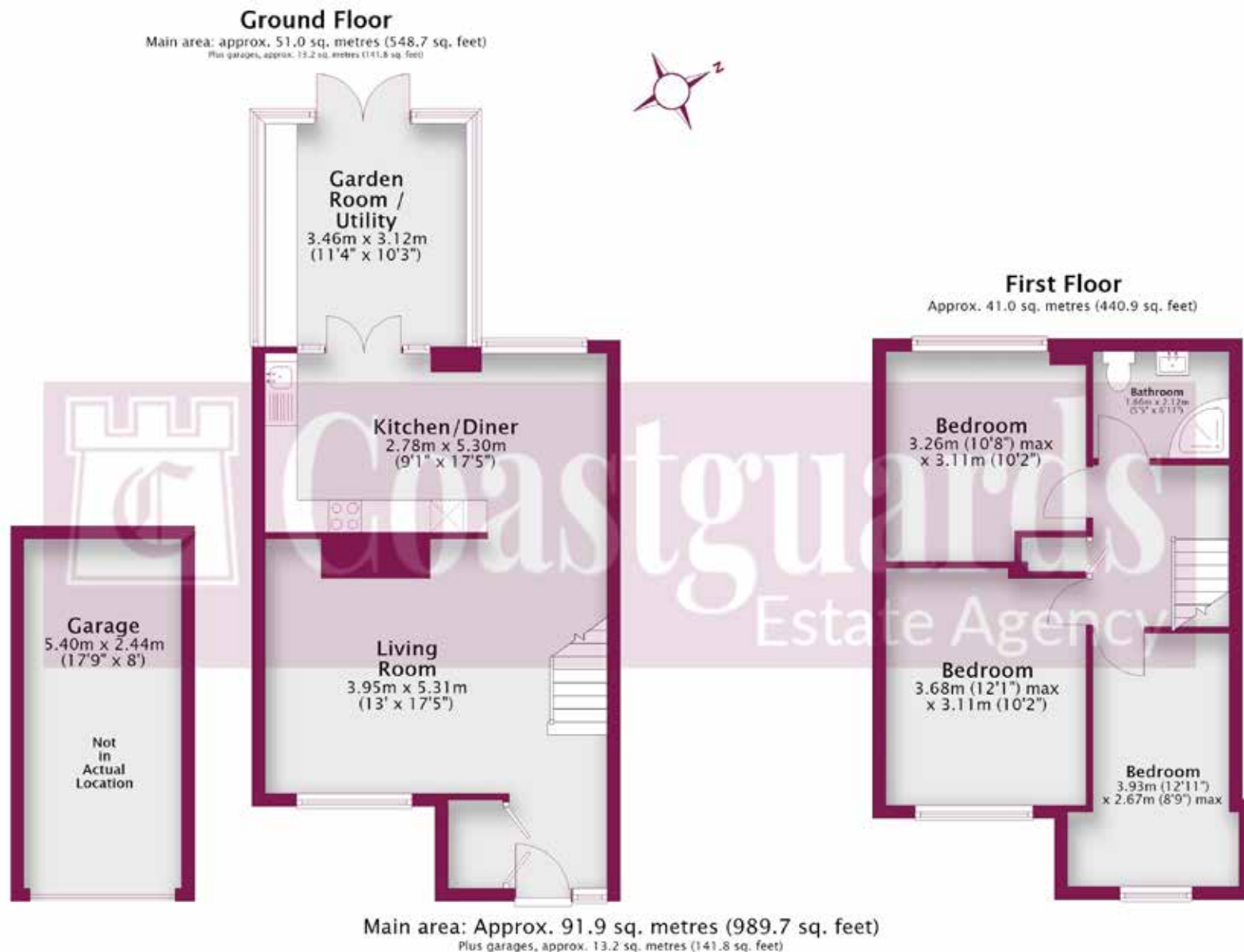
Externally, there is parking at the front and an open plan lawned frontage. The fully enclosed larger than average rear garden boasts a lawn, raised decked sitting/entertaining area, paved brick built BBQ, established well stocked beds, borders and a gate to the rear.

Garage: Located in nearby block with an up and over door to the front.

Current EPC Rating: Band C (70)

Council Tax: Band C £2151.63 p.a (Arun District Council / Pagham 2026-2027)





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