



11a Kings Drive | Pagham | Bognor Regis | West Sussex | PO21 4PY

Guide Price £575,000 | Freehold

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JUST BUNGALOWS

11a Kings Drive

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- **Individually Designed Detached Chalet Bungalow**
- **Favoured Residential Setting Close To Beach**
- **4 Bedrooms, Kitchen/Diner & Separate Utility Room**
- **Bathroom & Shower Room**
- **On-site Parking for Several Vehicles & Oversize Garage**
- **Enormous Scope To Improve**
- **No Onward Chain**
- **1,809.5 Sq Ft / 168.1 Sq M (Plus Garage & Outbuilding)**

This individually designed, detached, chalet bungalow was constructed in the early 1980's by the former owner/occupier and is offered for sale with no onward chain. The incredibly deceptive accommodation offers entrance hall, kitchen/dining/family room, utility room, living room, conservatory, three ground floor bedrooms, ground floor bathroom and shower room, along with a first floor additional versatile bedroom. The property also offers double glazing, a gas heating system via radiators, updated boiler and electrics (2025), extensive on-site parking, an oversize garage and established westerly rear garden.

A storm porch with courtesy light protects the front door which leads through into a generous entrance hall with staircase to the first floor bedroom and useful built-in double fronted cloaks storage cupboard with hanging rail and shelf. There are natural light obscure windows to the kitchen/dining room and living room. Doors lead from the hallway to the kitchen, garage, three ground floor bedrooms, the utility room, shower room and bathroom. A further part glazed door leads out to the side.

The kitchen/dining room has a bay window to the front and high level window to the side. The kitchen area comprises fitted units and work surfaces, 1 1/2 bowl sink unit, space for a gas cooker with hood over, space and plumbing for a dishwasher and space for an under counter appliance, along with a shelved pantry style cupboard. A door to the rear leads through to the adjoining utility room, which has fitted units and work surfaces (plumbing for a second sink if required), space and plumbing for a washing machine, wall mounted Glow-worm gas boiler (installed 2025), an access hatch to the loft space, built-in double fronted airing cupboard, door to the hallway and door and window to the side.

The living room is at the rear of the property with window to the rear and French doors which lead into a pitched roof double glazed conservatory, which provides access into the garden via further French doors.

Bedroom 1 is also at the rear of the property with a window with outlook into the rear garden and benefits two built-in double wardrobes. Bedroom 2 has a window to the rear and built-in double wardrobe, along with a door providing access into bedroom 3, which has a window to the side, built-in wardrobe, under stair storage cupboard and door to the hallway. The bathroom offers a suite of bath (electrics & plumbing for shower over), wc, wash basin with storage under, storage cupboard and window to the side. Adjacent to the bathroom is a separate shower room with glazed shower enclosure with fitted shower, second wc, wash basin with storage under, ladder style heated towel rail and a window to the side.

The staircase from the hallway rises to the first floor with two useful eaves storage cupboards and door the versatile first floor bedroom (4) which has 2 skylight windows to the side, built-in double wardrobe and access to further eaves storage.





Externally, the property boasts parking at the front for several vehicles, caravan/motor, home/boat etc. The oversize garage has an electrically operated up and over door at the front, power, light and wall mounted electric consumer unit (updated 2025). Pathways both sides lead to the westerly rear garden, which offers a paved sun terrace, timber storage shed, mature fruit trees, lawn, established shrubs and foliage, along with a purpose built store at the rear with window and power.

Current EPC Rating: D (59)

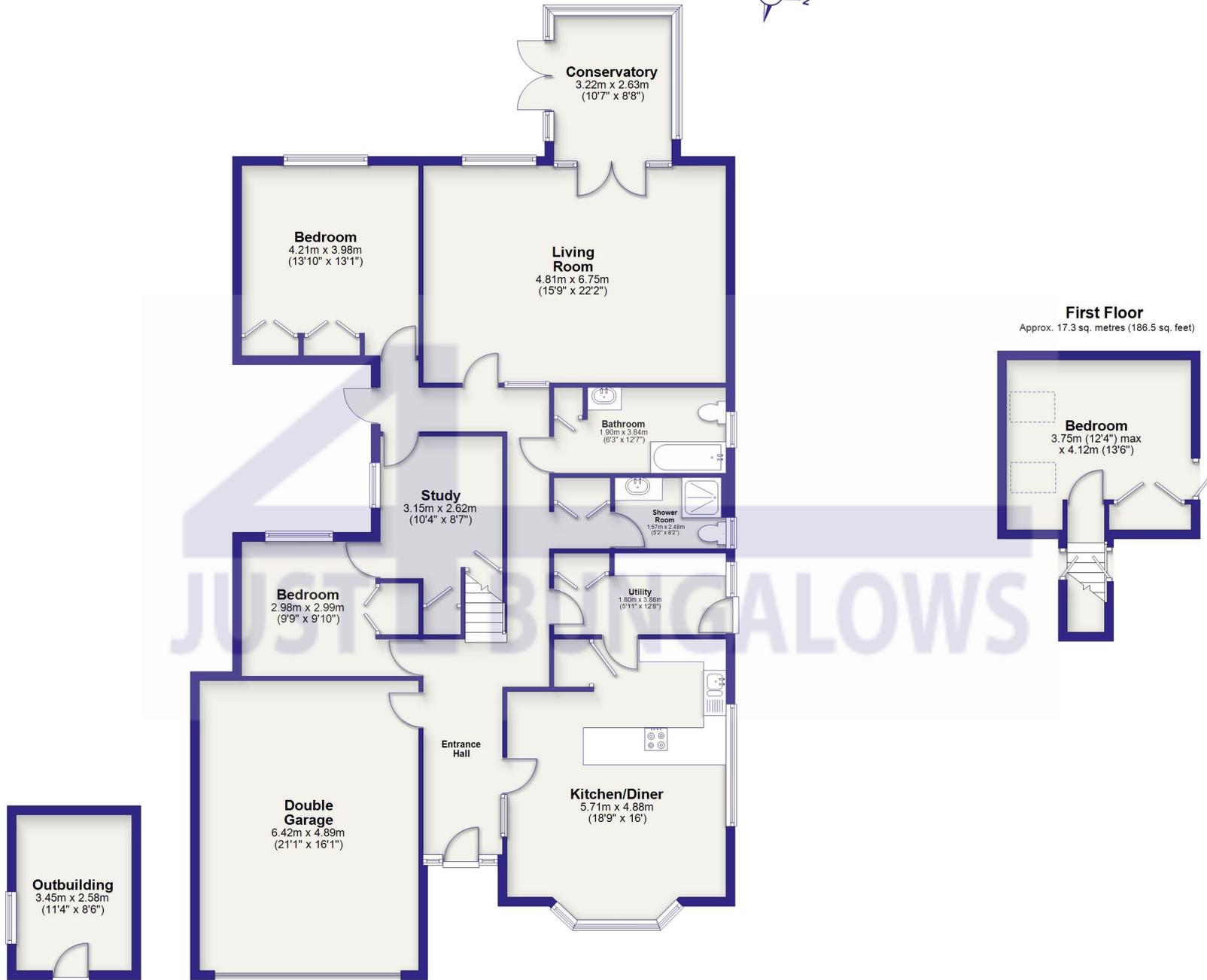
Council Tax: Band F £3,336.30 p.a (Arun District Council / Pagham 2025 - 2026)

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Ground Floor

Main area: approx. 150.8 sq. metres (1623.1 sq. feet)
Plus garages, approx. 31.4 sq. metres (337.7 sq. feet)
Plus outbuildings, approx. 8.9 sq. metres (95.8 sq. feet)



Main area: Approx. 168.1 sq. metres (1809.5 sq. feet)

Plus garages, approx. 31.4 sq. metres (337.7 sq. feet)
Plus outbuildings, approx. 8.9 sq. metres (95.8 sq. feet)

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.