



3 Lagoon Road | Pagham | Bognor Regis | West Sussex | PO21 4TJ

Offers Over **£300,000** | Freehold

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JUST BUNGALOWS

3 Lagoon Road

Pagham | Bognor Regis | West Sussex | PO21 4TJ

- **Detached Two Double Bedroom Bungalow**
- **Blank Canvas - Requiring Full Modernisation Throughout**
- **Southerly Rear Garden**
- **On-Site Parking & Detached Double Garage**
- **Private Estate Setting Close To Beach & Amenities**
- **NO ONWARD CHAIN**
- **1,020.3 Sq Ft / 94.8 Sq M**

Situated within the sought after Pagham Beach Private Estate, close to the beach and an array of local amenities, this detached two bedroom single storey residence is offered for sale with no onward chain.

The property is believed to have been originally constructed in the 1990's to an individual design and has remained in the same family ownership from new.

Although now requiring complete refurbishment throughout, the accommodation comprises porch, open plan living/dining room, inner hall, kitchen (stripped bare), two double bedrooms and good size bathroom.

Externally there is on-site parking, a detached double garage and paved southerly rear garden.

The front door leads into a central porch at the front, where an inner door in-turn leads into the open plan full width living/dining room, which has two bow windows to the front and sliding patio doors to the side.

A door leads from the living/dining room to the inner hall, which has a built-in cloaks storage cupboard with adjacent cupboard housing the gas boiler, along with an access hatch to the loft space and doors to the kitchen, two bedrooms and bath/shower room.

The kitchen, which has been stripped bare, has a window and door to the side and serving hatch through to the dining area.

Both bedrooms are positioned at the rear of the property, both with built-in double wardrobes and both with windows to the rear.

The bath/shower room which requires full replacement is of good size and has a window to the side.

Externally, there is a hard-stand frontage providing on-site parking, a detached pitched roof double garage and generous paved side passage, which leads to the rear, where there is a raised paved southerly rear garden.

N.B. Please be advised Cash Purchasers only as it is highly unlikely the property is mortgageable in it's current condition.





Current EPC Rating: E (46)

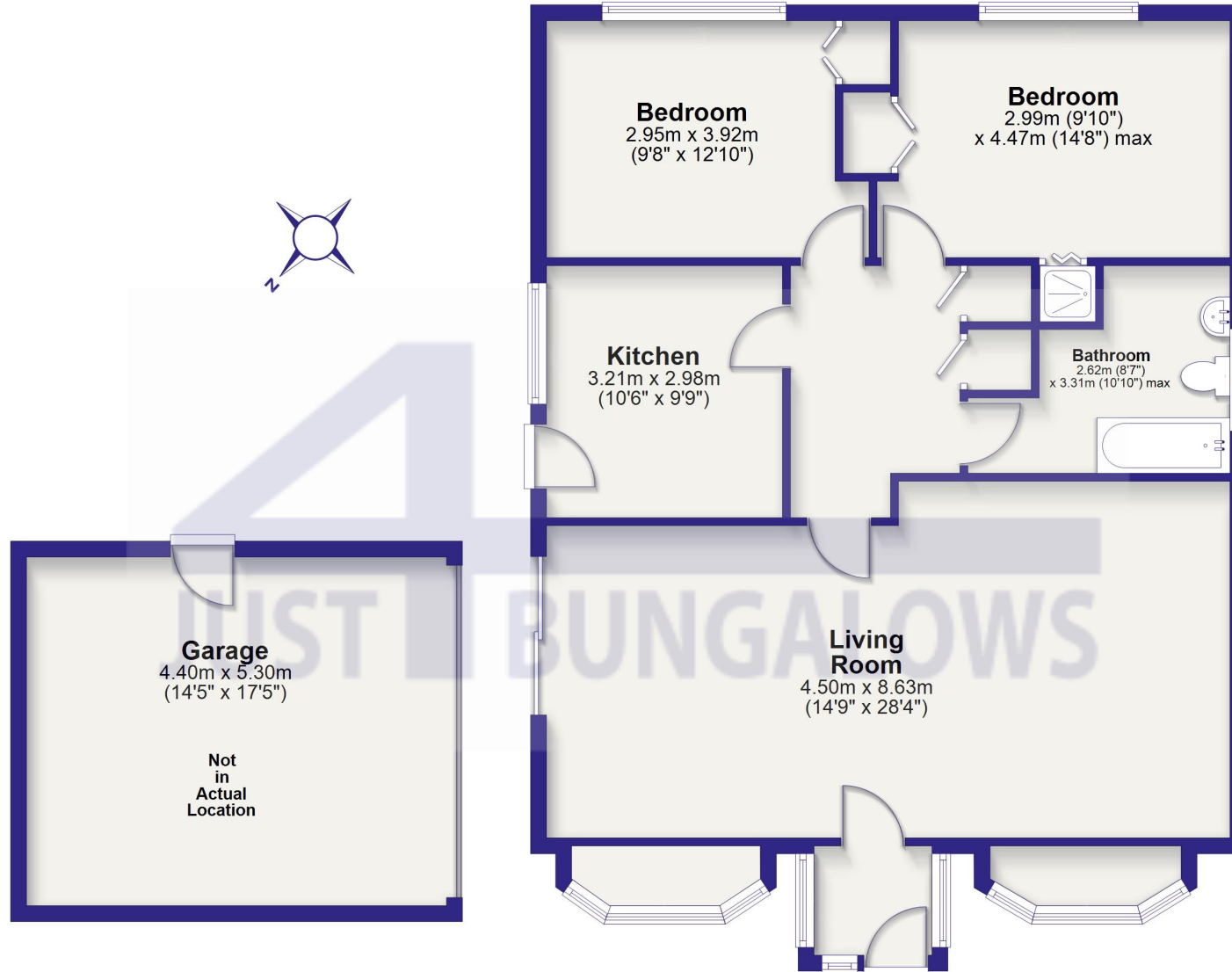
Council Tax: Band D £2,420.58 p.a (Arun District Council / Pagham 2026 - 2027)

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Ground Floor

Main area: approx. 94.8 sq. metres (1020.3 sq. feet)
Plus garages, approx. 23.3 sq. metres (251.2 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.