



11 Silverdale Close | Pagham | Bognor Regis | West Sussex | PO21 4XF

Guide Price £350,000 | Freehold

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JUST BUNGALOWS

11 Silverdale Close

Pagham | Bognor Regis | West Sussex | PO21 4XF

- **Detached 2 Bedroom Bungalow**
- **Cul-De-Sac Setting One Row Back From the Beach**
- **Southerly Living Room & Sun Room**
- **Majority Double Glazing & Gas Heating System (Radiators)**
- **NO ONWARD CHAIN**
- **835.8 Sq Ft / 77.6 Sq M**

Occupying a cul-de-sac position, one row back from the beach, this detached Scandinavian style, two bedroom single storey residence is offered to the market with no onward chain. The well proportioned accommodation comprises porch, entrance hall, southerly living room leading to a sun room at the rear, kitchen, two bedrooms, bathroom and separate wc.

The property also offers majority double glazing, a gas heating system via radiators and combination boiler (located in the loft), on-site parking, an attached garage and an established split level rear garden.

An outer double glazed front door, with matching flank double glazed natural light panelling, leads into a small porch, where an inner original obscure glazed front door, with natural light flank panelling, opens into the entrance hall which has two useful built-in storage cupboards and an access hatch to the loft space with fitted ladder and light, which houses the gas combination boiler. A glazed casement style door leads from the hallway to the living room, while further doors lead to the kitchen, two bedrooms, bathroom and separate wc.

The kitchen has a range of light grain base, drawer and wall mounted units, roll edge work surfaces, a stainless steel single drainer sink unit with mixer tap, tiled splash-back surround, space for an electric cooker and free-standing fridge/freezer, along with space and plumbing for a washing machine, tiled flooring and southerly window to the rear, into the sun room.

The living/dining room is of a good size, with large full width picture window to the rear, and door to the side into the double glazed sun room, which provides access into the rear garden via a double glazed door to the rear and has a double radiator.

Bedrooms 1 and 2 are both good size double rooms, both with fitted bedroom furniture and both with double glazed windows to the front. The bathroom has a bath with electric shower over and fitted glazed shower screen, wash basin, tiled splash-backs and a window to the rear into the sun room. Adjacent to the bathroom is a separate wc with window to the side.

Externally, the frontage is open plan with a driveway leading to the garage, which has an up and over door at the front and houses the meters and electrics. The front garden has been laid to gravel with a border at the front and pathway to the front door. A gate to the side leads into a covered store with door out to the rear into the southerly garden which has a paved patio area, sunken pond, lawn, established borders and steps which rise to a raised area. There is also a useful integral storage cupboard.





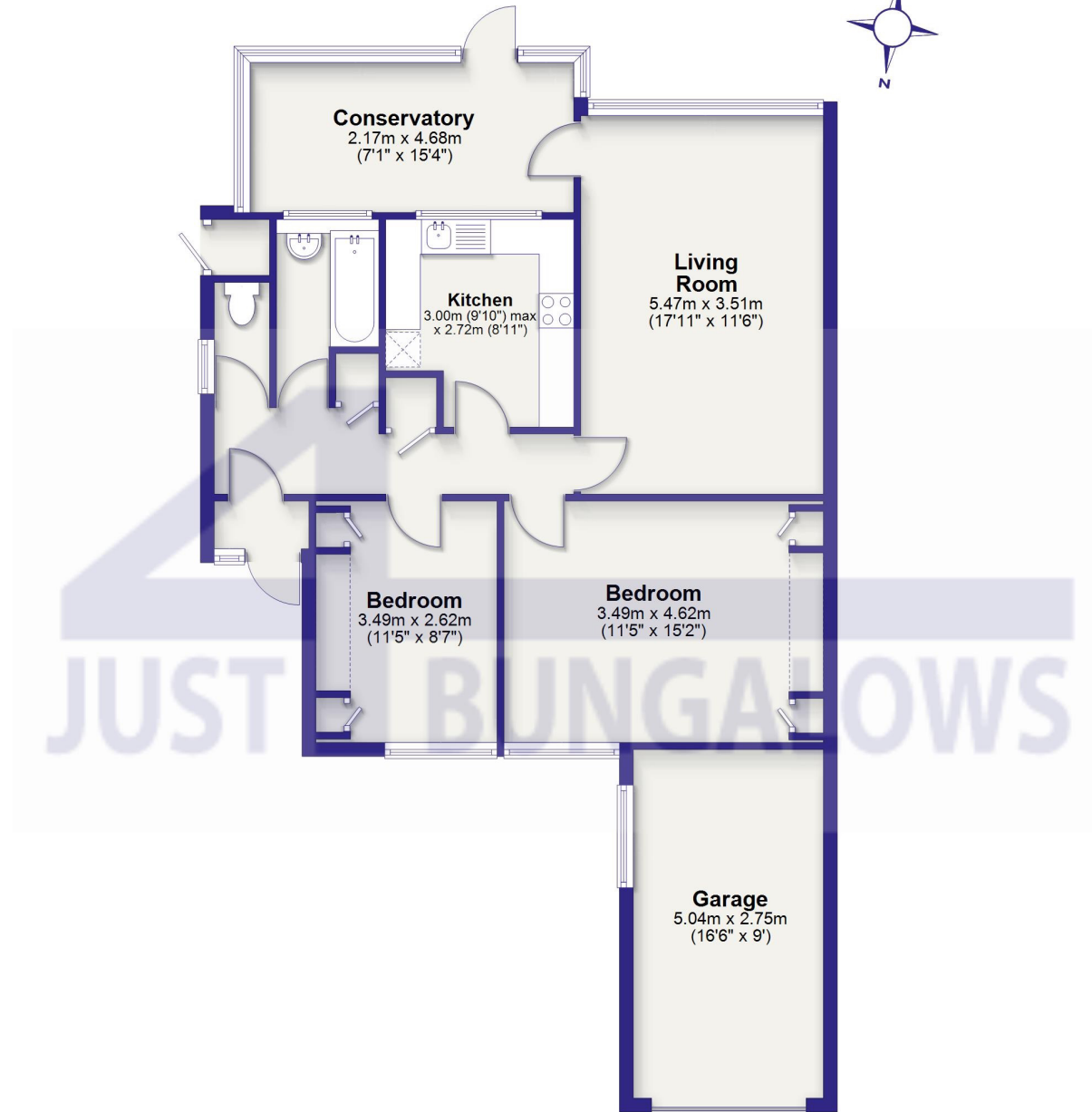
Current EPC Rating: D (60) **Council Tax:** Band D £2,420.58 p.a (Arun District Council / Pagham 2026 - 2027)

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Ground Floor

Main area: approx. 77.6 sq. metres (835.8 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.2 sq. feet)
Plus store, approx. 0.6 sq. metres (7.0 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.