



28 Sea Lane | Pagham | Bognor Regis | West Sussex | PO21 4UL

Price **£499,950** | Freehold

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JUST BUNGALOWS

28 Sea Lane

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- Favoured Location Close To Beach & Amenities
- Incredibly Deceptive Detached Single Storey Residence
- 3 Bedrooms, 2 Receptions, 2 Cloakrooms, Bath/Shower Room
- Kitchen/Breakfast Room & Separate Utility Room
- Double Glazed Conservatory
- On-Site Parking & Oversize Attached Garage
- No Onward Chain
- 1,299.4 Sq Ft / 120.7 Sq M

Situated in a favoured location, close to the beach and amenities, this incredibly deceptive detached single storey residence is set well back from the road and is offered for sale with No Onward Chain. The accommodation comprises: entrance hall, living room, double glazed conservatory, dining room, kitchen/breakfast room, inner lobby, utility room, two cloakrooms/wcs, bath/shower room and three bedrooms. The property also offers majority double glazing, a gas heating system via radiators, on-site parking, an over-size attached garage and a generous established westerly rear garden.

The double glazed front door leads into the entrance hall with a double fronted linen storage cupboard housing the electric consumer unit and meters with further storage cupboard over, built-in airing cupboard housing the lagged hot water cylinder, with additional storage cupboard over and an access hatch to the loft space with fitted ladder and light. Replacement panel doors lead from the hallway to the two double bedrooms, the living room, kitchen, bath/shower room and separate cloakroom, with close coupled wc, wall mounted corner wash basin, tiled flooring and window to the side.

The kitchen/breakfast room provides a range of fitted units and work surfaces incorporating a breakfast bar, inset stainless steel sink unit with mixer tap, tiled splash-backs, an integrated 4 ring electric hob with concealed hood over, eye level oven and microwave with adjacent cupboard housing the wall mounted gas boiler, space for under-counter concealed fridge or freezer, window to the rear and part glazed door to the side leading into a lobby area, which has a door to the adjoining over-size garage and a part glazed door to the rear, leading into the utility room which has space and plumbing for a washing machine and dishwasher, space for a dryer, fitted work surfaces and wall mounted units, double glazed window and door to the rear providing access into the rear garden, a built-in pantry style shelved storage cupboard and door to a further second cloakroom with low level wc, wall mounted wash basin and window to the rear.

The living room has a fireplace with matching surround, double glazed patio doors to the rear providing access into the adjoining conservatory and an archway to the side leading through to an adjoining highly versatile separate dining room, which has double glazed patio doors to the rear and a natural light window to the side into the conservatory. From the dining room, a door leads to the front to another versatile room currently utilised as a guest double bedroom, which has double glazed patio doors to the front, providing access into a delightful walled courtyard with feature arch and gate to the front.

The double glazed conservatory has tiled flooring and French doors to the side leading into the garden. The principal bedroom is a large double room with dressing area and boasts a range of fitted wardrobes and two double glazed bow windows to the front. Bedroom 2 has fitted wardrobes and over bed storage cupboards, along with a window to the side into the delightful walled courtyard. In addition, there is a bath/shower room with glazed shower enclosure, corner bath, wash basin inset into surround with storage under and over, ladder style heated towel rail and window to the side.





Externally, the frontage has been laid to Flagstone hard-stand providing on-site parking along with a lawn with raised well stocked borders/beds. The attached garage has an electrically operated vertical roller door with adjacent part glazed pedestrian door to the front, power and light. The enclosed westerly rear garden is a real feature of this incredibly deceptive home with a generous terrace with shaped beds. An outdoor BBQ area with cover and preparation station, a pond with brick edging and raised bed, a greenhouse, timber storage shed and generous lawn with well stocked beds and borders.

Current EPC Rating: E (52)

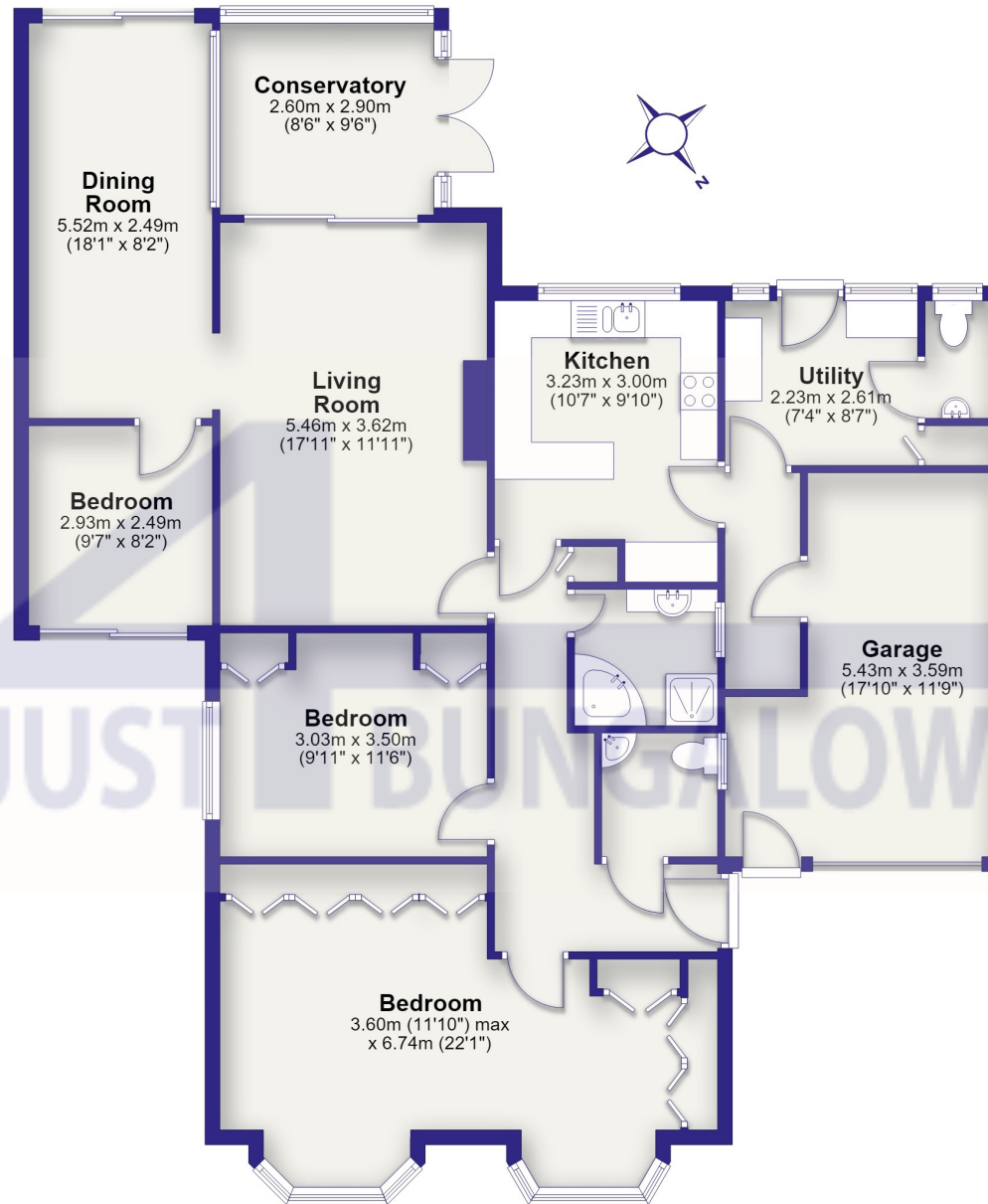
Council Tax: Band D £2,420.58 p.a (Arun District Council / Pagham 2026 - 2027)

83 Barrack Lane,
Aldwick, West Sussex, PO21 4DX
T: 01243 269100 E: office@just4bungalows.co.uk
www.just4bungalows.co.uk

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Ground Floor

Main area: approx. 120.7 sq. metres (1299.4 sq. feet)
Plus garages, approx. 15.9 sq. metres (171.6 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.

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