



1 Sandymount Close | North Bersted | Bognor Regis | West Sussex | PO22 9EL

Price £335,000 | Freehold

4
JUST BUNGALOWS

1 Sandymount Close

North Bersted | Bognor Regis | West Sussex | PO22 9EL

Ref: MO335 - 06/26

- **Extended Semi-Detached Bungalow**
- **Cul-De-Sac Setting Close To Amenities**
- **Two Double Bedrooms & Extended Kitchen/Diner**
- **Living Room, Conservatory & Garden/Utility Room**
- **Double Glazing & Gas Heating (Radiators)**
- **Generous Loft With Skylight With Potential To Convert (Subject To Consents)**
- **On-Site Parking & Generous Rear Garden**
- **1,021.8 Sq Ft / 94.9 Sq M**

Occupying a cul-de-sac position within a popular residential location close to amenities, this extended semi-detached bungalow is offered for sale well presented throughout. The generous accommodation comprises L-shaped entrance hall, extended kitchen/diner, garden/utility room, rear aspect living room, double glazed conservatory, two bedrooms and a modern shower room.

The property also offers double glazing, a gas heating system via radiators, generous loft which lends itself potential to convert (subject to the necessary consents), on-site parking, carport, landscaped front garden and generous fully enclosed rear garden.

The carport protects the double glazed front door, positioned at the side of the property, which leads into an L-shaped entrance hall with bespoke fitted storage unit housing the gas and electric meters along with a wall mounted electric consumer unit, wood effect laminate flooring, built-in airing cupboard housing the hot water cylinder and slatted shelving, large access hatch with fold down ladder to the generous loft space with power and light, which houses the modern wall mounted gas boiler and lends itself scope to convert (subject to the necessary consents). Panel doors from the hallway lead to the two bedrooms and shower room, while further doorways lead into the kitchen/diner and living room.

The kitchen/diner provides a range of fitted units and work surfaces incorporating a 1 1/2 bowl sink unit, space for an electric cooker with concealed hood over, space and plumbing for a washing machine and free-standing fridge/freezer, along with tiled flooring, windows to the side and rear and a double glazed door to the side, providing access into an adjoining garden/utility room, which has tiled flooring, space for a dryer, windows to the front and rear and double glazed doors to the front and rear.

The living room has wood effect laminate flooring and patio doors to the rear leading into the double glazed conservatory, with radiator, laminate flooring and double glazed French doors to the rear garden.

Both bedrooms are positioned at the front of the property, both with double glazed windows to the front and both with fitted carpet. In addition, there is a refitted shower room boasting a white suite of glazed corner shower enclosure with fitted electric shower, close coupled wc, shaped wash basin, ladder style heated towel rail, tiled splash-back, tile effect vinyl flooring and a window to the side.

Externally, there is a block paved driveway providing on-site parking with adjacent gravel bed with further raised beds and well stocked border. The driveway leads to the covered carport, in-turn leading to the front door. The fully enclosed rear garden is a real feature of this delightful home, boasting a generous paved terrace, lawn, raised vegetable beds, two generous timber storage sheds, a greenhouse, brick built BBQ and an array of established shrubs.





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

4
JUST BUNGALOWS

Ground Floor

Approx. 94.9 sq. metres (1021.8 sq. feet)



Total area: approx. 94.9 sq. metres (1021.8 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.

Current EPC Rating: D (59) Council Tax: Band C £2,256.88 p.a (Arun District Council / Bersted 2026 - 2027)

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.