



1 Dukes Meadow | Bognor Regis | West Sussex | PO21 3PJ

Price £395,000 | Freehold

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JUST BUNGALOWS

1 Dukes Meadow

Bognor Regis | West Sussex | PO21 3PJ

SH395 - 08/26

- Superbly Appointed Semi-Detached Bungalow
- 3 Bedrooms & Open Plan Generous Living Space
- Modern Wet Room & Cloakroom (2 WCs)
- Double Glazing & Gas Heating (Radiators)
- On-Site Parking for Caravan/Motorhome/Boat Etc
- Fully Enclosed Southerly Rear Garden
- 969.3 Sq Ft / 90.0 Sq M (Plus Garage & Sheds)

Occupying a cul-de-sac position within a favoured residential location enabling an ease of access to Chichester and the beach at Pagham, this deceptive semi-detached bungalow has been tastefully and sympathetically improved by the current owner occupiers. The bright and airy accommodation provides an entrance lobby, open plan living/dining room, two inner hallways, a good size fitted kitchen, principal double bedroom with adjacent modern wet room, two further bedrooms and a modern cloakroom/wc.

The property could appeal to those using a wheelchair, as the property also provides level access, along with double glazing, a gas heating system via radiators, useful covered passage joining the garage to the property, on-site parking for ample vehicles or those wishing to have a caravan, motor-home, etc and a fully enclosed southerly rear garden.

A storm porch protects the double glazed front door with flank natural light panelling which leads into an entrance lobby with deep built-in shelved storage cupboard housing the meters and electric consumer unit. A glazed internal door leads from the lobby into the generous open plan living/dining room which has a feature bow window to the front, fireplace with coal effect gas fire, feature natural light skylight window, useful built-in storage cupboard and wood effect flooring. A glazed door leads to the rear into a rear hall, while a further doorway leads to the side into the main hallway, which in-turn leads to the kitchen, principal bedroom and modern wet room.

The kitchen is positioned at the rear of the property and boasts a comprehensive range of units and fitted work surfaces, inset 1 1/2 bowl single drainer sink unit, integrated 4 burner gas hob with hood over, eye level double oven/grill, space and plumbing for a washing machine and free-standing fridge/freezer, along with a window to the rear and double glazed door to the side providing access into a useful passageway, which has double glazed doors to the front and rear and a door to the garage.

The principal bedroom is a good size double room positioned at the front of the property with feature bow window to the front and fitted carpet, along with an access hatch to the loft space. Adjacent to bedroom 1 is a good size refurbished wet room with fitted shower unit with glazed shower screen, close coupled wc, wash basin with storage under, extractor, ladder style heated towel rail and window to the side.

The rear hall is accessed from the living/dining room and has a further hatch to the loft space, fitted carpet and doors to bedrooms 2, 3 and the cloakroom. Bedroom 2 is a good size double room with window to the rear and fitted carpet. Bedroom 3 lends itself to a variety of uses and is currently utilised as a dressing room and has a built-in double wardrobe, fitted carpet and window to the rear. The cloakroom has a close coupled wc, wash basin with storage under and ladder style heated towel rail.

Externally, the property provides on site parking for several vehicles, with space for a caravan/motor-home/boat, in front of the garage, which has bespoke double doors at the front, power and light. The southerly rear garden boasts a decked terrace, covered entertaining area, purpose built store, lawn and shed.





Current EPC Rating: C (69)

Council Tax: Band C £2,151.63 p.a (Arun District Council / Pagham 2026 - 2027)

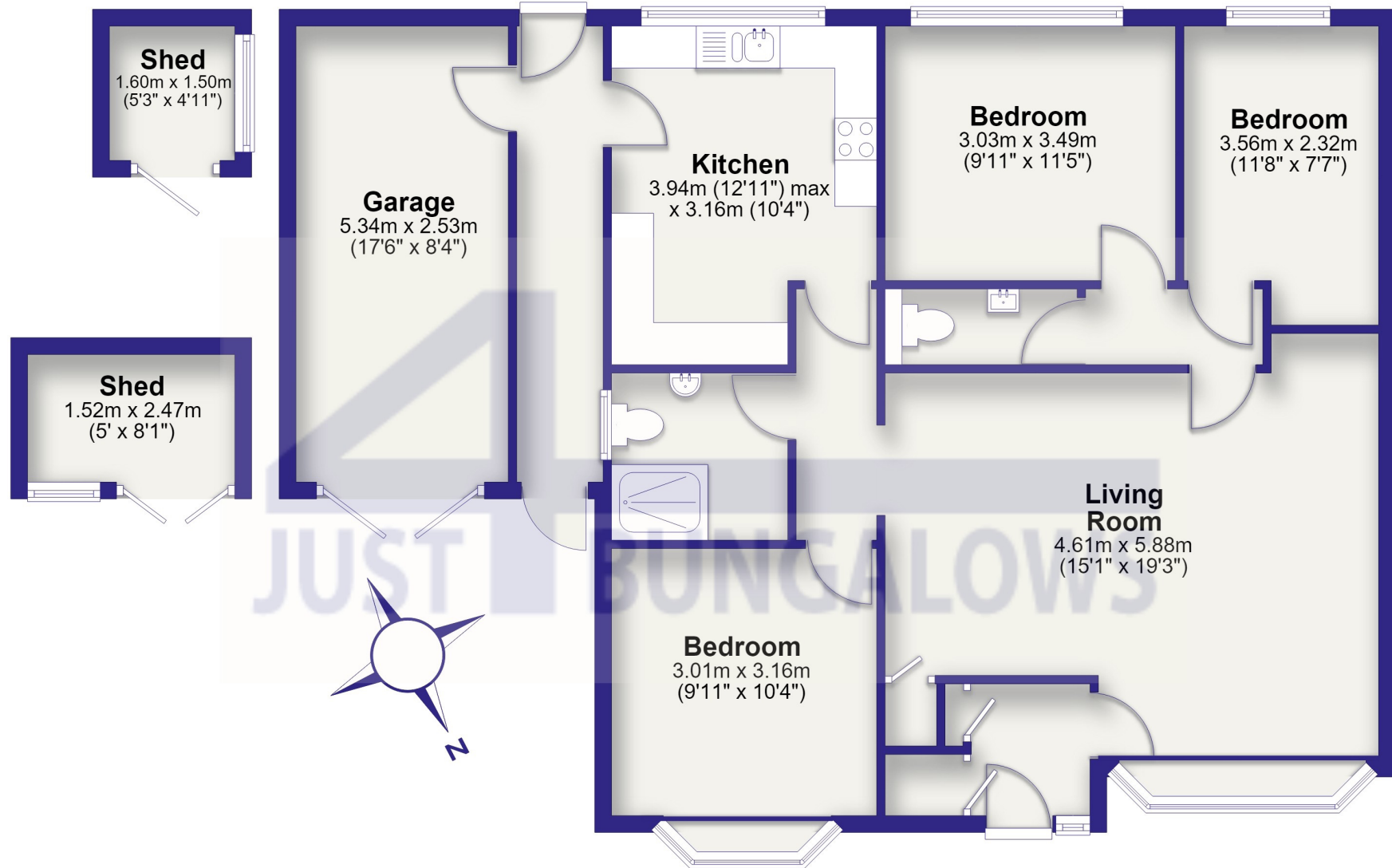
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JUST BUNGALOWS

Ground Floor

Main area: approx. 90.0 sq. metres (969.3 sq. feet)

Plus garages, approx. 13.5 sq. metres (145.4 sq. feet)
Plus outbuildings, approx. 6.2 sq. metres (66.2 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.