

**21 The Causeway** | Pagham | Bognor Regis | West Sussex | PO21 4PG

**Price £325,000** | Freehold

JUST 4 BUNGALOWS

# 21 The Causeway

## Pagham | Bognor Regis | West Sussex | PO21 4PG

- **Well Presented Detached Single Storey Residence**
- **2 Double Bedrooms**
- **Modern Fitted Kitchen**
- **Rear Living Room Open Plan To Sun Room**
- **Close To Beach & Bus Routes**
- **Double Glazing & Gas Heating (Radiators)**
- **No Onward Chain**
- **856.4 Sq Ft / 79.6 Sq M (Plus Garage)**

Offered for sale with no onward chain this detached Scandinavian style, single storey residence, is located within a level walk to the nearby beach and regularly routed bus services. The well presented, light and airy accommodation comprises porch, entrance hall, modern fitted kitchen, rear porch, living/dining room leading through to a generous open plan conservatory/sun room at the rear, two double bedrooms and a generous modern bathroom. The property also offers double glazing, a gas heating system via radiators, on-site parking at the front, a garage and a manageable southerly rear garden.

An outer glazed front door leads into the porch with tiled flooring, windows to the front and side, along with a courtesy light. An inner glazed door with matching flank glazed panelling, in turn leads into the entrance hall, which has a built in airing cupboard housing the hot water cylinder and shelving, an additional built-in cloaks storage cupboard and an access hatch to the loft space with fitted ladder. Part glazed replacement doors lead into the kitchen and living room, while further panel doors lead to the bedrooms and bathroom.

The kitchen provides a range of modern fitted units and work surfaces, integrated five burner gas hob with hood over, twin eye level oven with microwave recess over, space for a free standing fridge/freezer, space and plumbing for a slimline dishwasher and washing machine, wall mounted Worcester gas boiler, along with a window and door to the rear, which leads into an adjoining rear porch, which in turn provides access into the rear garden.

The living/dining room is a good size room positioned at the rear of the property, which flows through into an open plan double glazed conservatory/sun room, which also provides access into the southerly rear garden.

The double bedrooms are both positioned at the front of the property, both with windows to the front, with bedroom 1 benefiting floor to ceiling mirror fronted sliding wardrobes to one wall.

The bathroom is also of a good size, boasting a modern white suite of P-shaped bath with shower over and fitted glazed shower screen, pedestal wash basin, close coupled wc, tiled splash backs and flooring, ladder style heated towel rail, fitted storage unit and window to the rear.

Externally, there is on-site parking at the front via the driveway, with the remainder of the frontage laid to gravel for ease of maintenance creating additional parking if desired. The attached garage has an up and over door at the front and houses the meters, along with a modern wall mounted electric consumer unit, a window to the side and power and light. A gate at the side of the property leads into the manageable southerly rear garden with large timber store, paved terrace, lawn and an array of established shrubs.

**Ref: EL335 - 06/26**












**Current EPC Rating:** D (67)

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

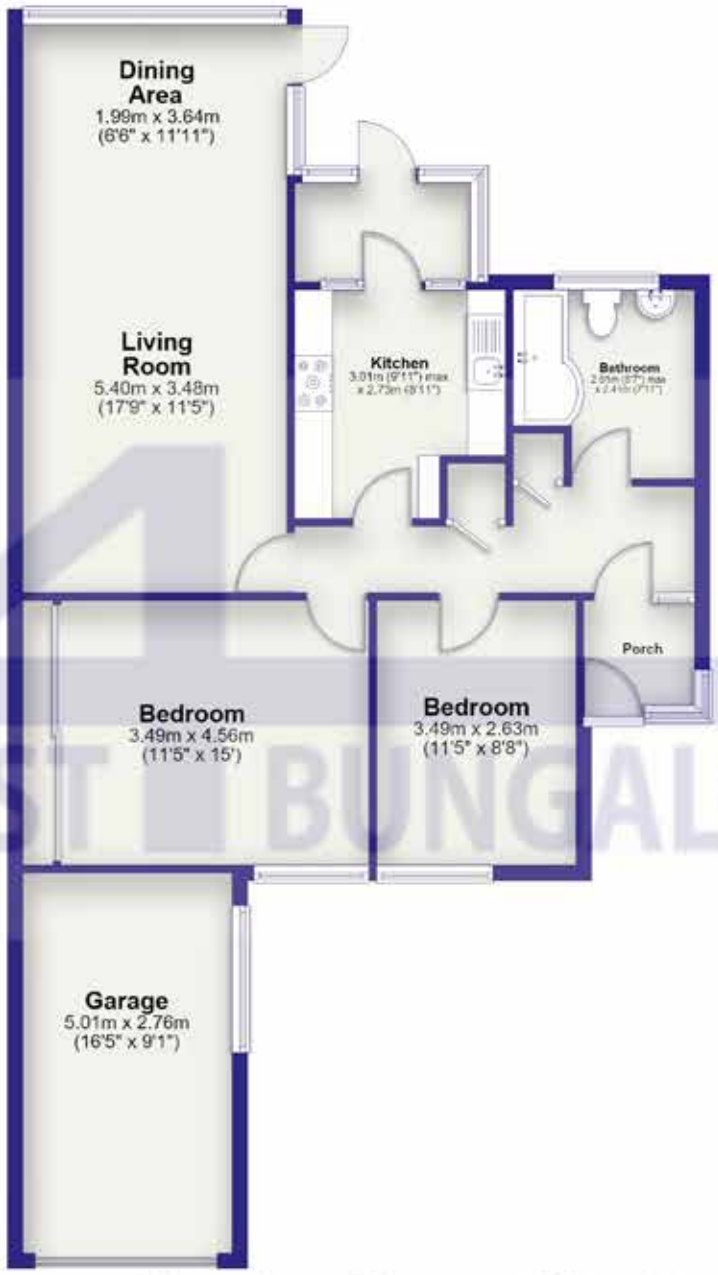
83 Barrack Lane,
Aldwick, West Sussex, PO21 4DX
T: 01243 269100 E: office@just4bungalows.co.uk
**www.just4bungalows.co.uk**

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# Ground Floor

Main area: approx. 79.6 sq. metres (856.4 sq. feet)

Plus garages, approx. 13.8 sq. metres (148.8 sq. feet)




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