



39 Cardinals Drive | Pagham | Bognor Regis | West Sussex | PO21 4QD

Price **£395,000** | Freehold

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JUST BUNGALOWS

39 Cardinals Drive

Pagham | Bognor Regis | West Sussex | PO21 4QD

DA395 - 09/26

- **Superbly Appointed Extended Semi-Detached Bungalow**
- **Favoured Location on Bus Routes, Close To The Beach**
- **2 Double Bedrooms, Cloakroom & Shower Room (2 WC's)**
- **Kitchen/Diner & Utility Room**
- **Double Glazing & Gas Heating (Radiators)**
- **Well Tended Delightful Rear Garden**
- **793.6 Sq Ft / 73.7 Sq M (Plus Garage/Shed)**

This superbly appointed extended semi-detached bungalow has been tastefully improved by the current owner occupiers and is positioned in a favoured residential location on bus routes and within a level walk to the nearby beach. The well presented accommodation comprises: porch, hallway, bay fronted living room, kitchen/diner at the rear, utility room, two double bedrooms, refurbished shower room with wc and additional cloakroom (2 wc's) in total. The property also offers double glazing, a gas heating system via radiators and combination boiler, on-site parking, a garage/store and beautifully tended rear garden.

A double glazed outer door leads into a small porch with coat hanging space and courtesy light. An inner double glazed door in-turn leads into the entrance hall with bespoke twin double storage cupboards one housing the meters and consumer unit with fitted shelving, the other with cloaks hanging space and shoe storage. The hallway also provides an access hatch to the loft space with fitted ladder which houses the gas combination boiler, a built-in linen/airing cupboard, dado rail surround, along with doors to the living room, two double bedrooms, shower room and door to the utility room.

The living room is a dual aspect room positioned at the front of the property with feature bay to the front and window to the side (both with fitted plantation shutters), picture rail surround, along with bespoke shelving and media station into an alcove recess to the side of the chimney breast.

The utility room has fitted units and work surface with inset sink unit, space and plumbing for a washing machine and space for a large fridge/freezer. An open plan walk-way leads to the rear into the adjoining kitchen/diner, while a door from the utility room leads to a cloakroom with modern white close coupled wc, wash basin with storage under, ladder style heated towel rail, medicine cabinet and extractor.

The kitchen/diner has a window to the rear and sliding patio doors providing access into the rear garden, along with fitted units and work-surfaces incorporating a single drainer sink unit with mixer tap, integrated induction hob with feature hood over, eye level oven and microwave and integrated dishwasher.

Both bedrooms are good size double rooms with fitted carpet and plantation shutters. Bedroom 1 has double glazed patio doors providing access into the kitchen/diner and fitted wardrobes, while Bedroom 2 has a window to the front. The shower room has been tastefully re-fitted and boasts an over-size shower enclosure with fitted dual shower unit, wash basin with storage under and adjacent enclosed cistern wc, ladder style heated towel and window to the side.

Externally there is on-site parking at the front with the driveway leading to double gates, which in-turn provide access to the garage/store and rear garden. The garage has an up and over door at the front and is sub-divided for storage with a useful storage shed at the rear accessed from a door at the side. The rear garden is a real feature of this delightful home with a shaped well tended central lawn with pathway leading to an entertaining terrace at the rear with an array of well stocked established beds and borders.





Current EPC Rating: D (61)

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

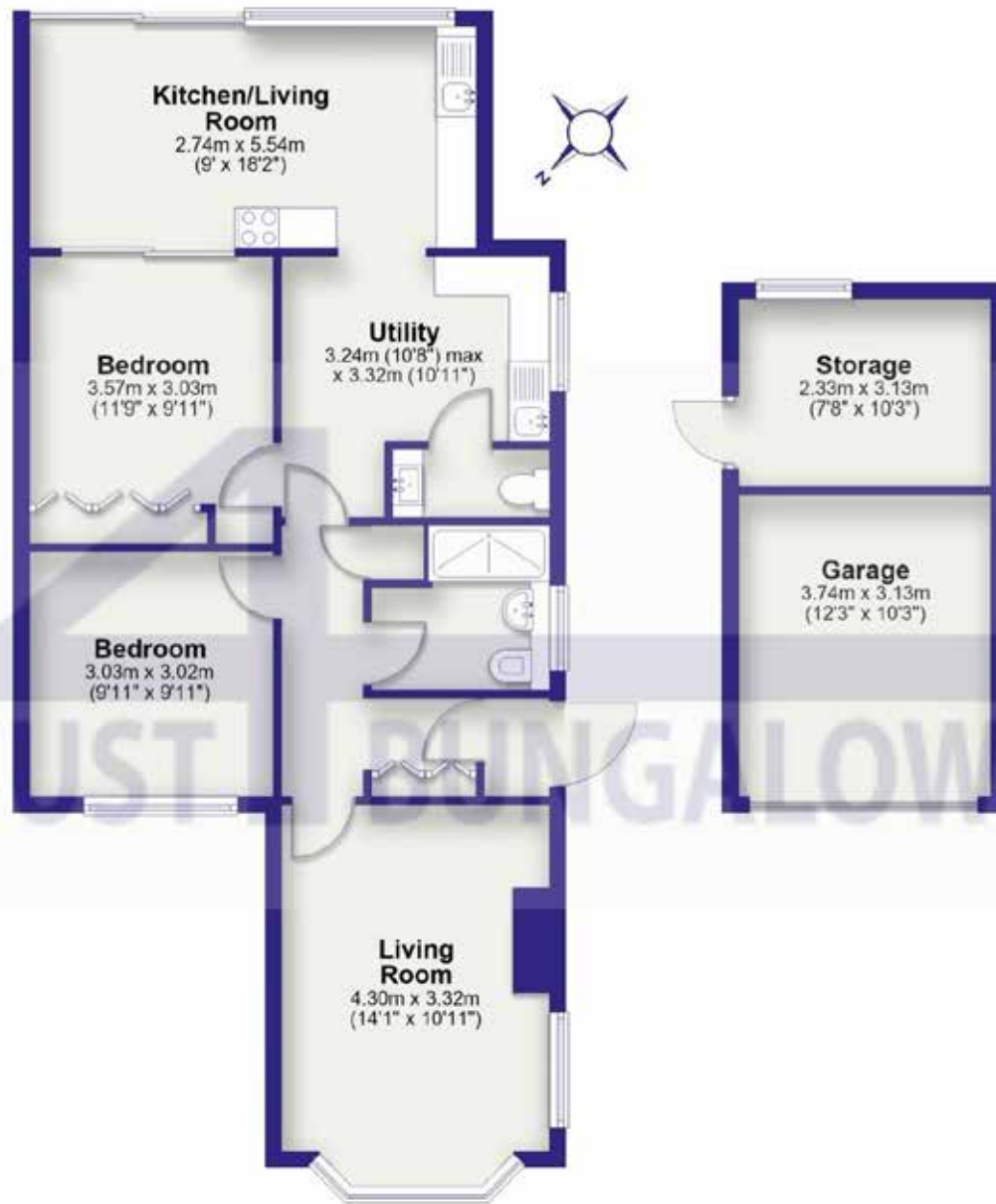
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Ground Floor

Main area: approx. 73.7 sq. metres (793.6 sq. feet)

Plus garages, approx. 19.3 sq. metres (207.9 sq. feet)



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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.