



2 Conway Drive | Pagham | Bognor Regis | West Sussex | PO21 4XD

Price **£399,950** | Freehold

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JUST BUNGALOWS

2 Conway Drive

Pagham | Bognor Regis | West Sussex | PO21 4XD

Ref: FR399 - 07/26

- Popular Residential Location Close To The Beach
- 3 Bedroom Detached Bungalow
- Generous Corner Plot With Enclosed Rear Garden
- Double Glazing & Gas Heating (Radiators)
- Well Presented Throughout
- On-Site Parking at Front, Garage & Drive at Rear
- 1,054.8 Sq Ft / 98 Sq M (Plus Garage)

Occupying a generous corner plot position, within a level walk to the nearby beach, this detached single storey residence boasts deceptively spacious accommodation comprising: entrance porch/lobby, hallway, living room, kitchen, dining room, rear sun room, utility area, three bedrooms and a modern bathroom. The property also offers double glazing, a gas heating system via radiators and modern boiler, generous on-site parking at the front with a wrap around frontage, a delightful secluded westerly rear garden and a garage with additional on-site parking space.

The double glazed front door with matching flank obscure double glazed panelling opens into an entrance porch with courtesy light where an internal obscure glazed door, in-turn, opens into the entrance hall with full depth natural light double glazed panelling to the front, access hatch to the loft space, built-in storage cupboard housing the wall mounted gas boiler, meters and electric consumer unit and an additional built-in airing cupboard housing the hot water tank. Doors lead from the hall into the kitchen, living room, two double bedrooms and bathroom with a further doorway into the snug/dressing room/bedroom 3.

The living room is a generous dual aspect room with a window to the side and large picture window to the front. The kitchen has a range of matching units, fitted roll edge work surfaces with an inset single drainer sink unit with mixer/rinser tap, tiled splash-back surround, integrated 4 burner gas hob with stainless steel splash-back, hood over and oven under, space and plumbing for a dishwasher, space for an under-counter refrigerator, window to the rear, door to the adjoining dining room and doorway to the rear sun room. The dining room has a window to the rear and wood effect flooring. The sun room has double glazed windows to the side and rear, a double glazed door to the side, providing access into the garden, with a partition and step down walkway to a utility area, where there is space for additional appliances, a double glazed window to the rear and double glazed door to the rear, providing access into the rear garden.

Bedroom 1 is positioned at the front of the property with a large picture window to the front. Bedroom 2 is positioned at the rear with a window to the rear and fitted floor to ceiling mirror fronted double wardrobe. Adjacent to bedroom 2 is a highly versatile snug/dressing room/bedroom 3, with a window to the rear. The bathroom has a white suite of P-shaped bath with shower over and fitted shower screen, oval wash basin, close coupled wc, fully tiled walls, ladder style heated towel rail, tiled floor and window to the rear into the utility area.

Externally, the front garden has been predominantly laid to a shingle forecourt providing on-site parking for several vehicles bordered by mature shrub hedgerow. The larger than average fully enclosed rear garden is a real feature of this delightful home boasting well stocked beds and borders, a central lawn, paved walled terrace, timber summer house, two greenhouses, a gate to the front, gate to the side and personal door to the garage which has an up and over electrically operated door to the front, and window to the rear. The garage is accessed from The Causeway and has an additional hard stand parking space in front.





Current EPC Rating: D (67)

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

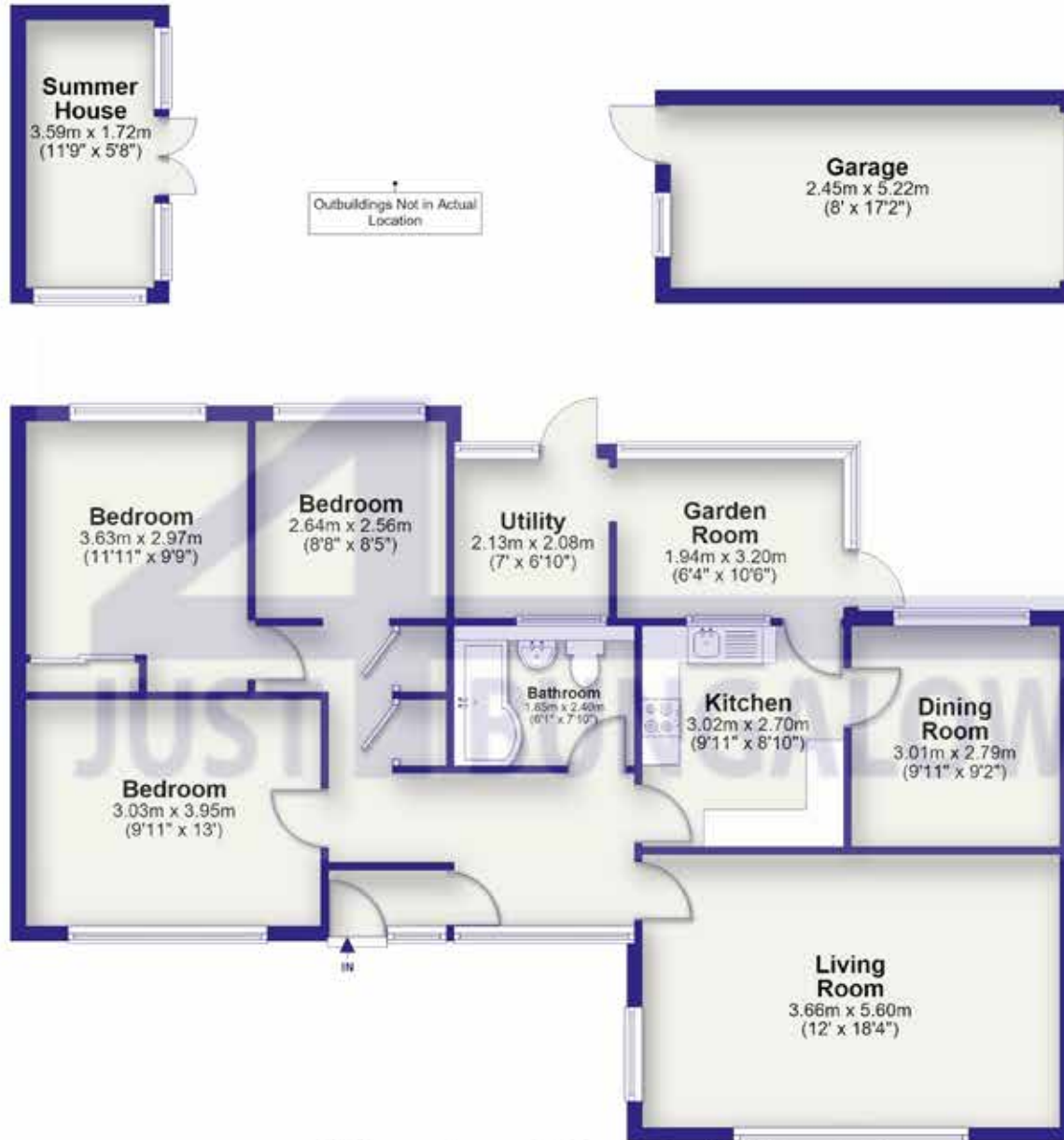
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JUST BUNGALOWS

Ground Floor

Main area: approx. 98.0 sq. metres (1054.8 sq. feet)

Plus garages, approx. 12.8 sq. metres (137.7 sq. feet)
Plus outbuildings, approx. 6.2 sq. metres (66.5 sq. feet)



Main area: Approx. 98.0 sq. metres (1054.8 sq. feet)

Plus garages, approx. 12.8 sq. metres (137.7 sq. feet)
Plus outbuildings, approx. 6.2 sq. metres (66.5 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.

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.