

4
JUST BUNGALOWS



38 St Thomas Drive

Pagham | Bognor Regis | West Sussex | PO21 4UB

Guide Price £475,000

FREEHOLD

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DA410 - 07/23



Features

- Impressive Detached Bungalow
- Well Presented Throughout
- 2 Bedrooms & 2 Shower Rooms
- Delightful Southerly Garden
- 1,095 Sq Ft / 101.7 Sq M

An impressive detached two double bedroom bungalow situated close to amenities which has been extensively improved by the current owners. The accommodation offers a generous living room, conservatory, extended kitchen, master bedroom with en suite shower room and dressing room and a second shower room. Externally there is on-site parking & Southerly well tended rear garden.

Amenities including Mens Barber, Hairdresser, Chemist, Dentist, Newsagent, Takeaway Food Outlets etc can all be found close by in the Pagham shopping parade, along with a large Co-op convenience store. Pagham Beach and the Lagoon/Nature Reserve are within a short walk, whilst regularly routed bus services are within a few hundred metres providing access to Chichester and Bognor Regis.

Bognor Regis Town Centre is approx. four miles to the West offering its pier, promenade, mainline railway station and cinema, pubs etc. On the outskirts of Bognor Regis there can be found a selection of well known Supermarkets and a variety of other retail outlets while the city of Chichester is within approx 6 miles offering a wider selection of shopping facilities and the famous Festival Theatre.

The front door leads into a good size porch with double glazed window to the front. An inner front door in turn opens into a welcoming central entrance hall with built-in storage cupboard and access hatch to the loft space with fitted ladder which houses the modern gas combination boiler. Doors from the hallway lead to the kitchen, living room, two bedrooms and shower room.

The living room is a dual aspect room with large double glazed window to the side, feature fireplace, inset down lighting to the skimmed ceiling and large double glazed sliding doors to the rear which lead through to the generous adjoining double glazed conservatory, which provides access into the delightful Southerly rear garden.

A door from the conservatory leads into the extended kitchen which boasts a comprehensive range of fitted units and work surfaces, 'Range' style dual fuel cooker with hood over, space for an American style fridge/freezer, space and plumbing for a washing machine and dishwasher, along with a double glazed window to the rear.

Bedroom 1 is a front aspect room with built-in wardrobes and has a door leading to the adjacent modern en suite shower room with over size shower enclosure with dual shower, shaped wash basin with storage under, close coupled w.c, double glazed window to the front and underfloor heating, along with a door to the rear leading into the adjoining dressing room with a double glazed window to the rear. Bedroom 2 is also front aspect and has a fitted wardrobe. In addition, there is a second shower room with shower cubicle with fitted shower, built-in linen/airing cupboard, wash basin with storage under and enclosed cistern w.c, along with two obscure double glazed windows to the side.

Externally there is a driveway providing on-site parking for approx 3-4 vehicles and an established pretty front garden. A gate at the side of the property leads to the good size, delightful Southerly rear garden with a generous patio, shaped central lawn with established well stocked raised borders, timber Summer house, two timber storage sheds, external power points, water tap and external courtesy lighting.

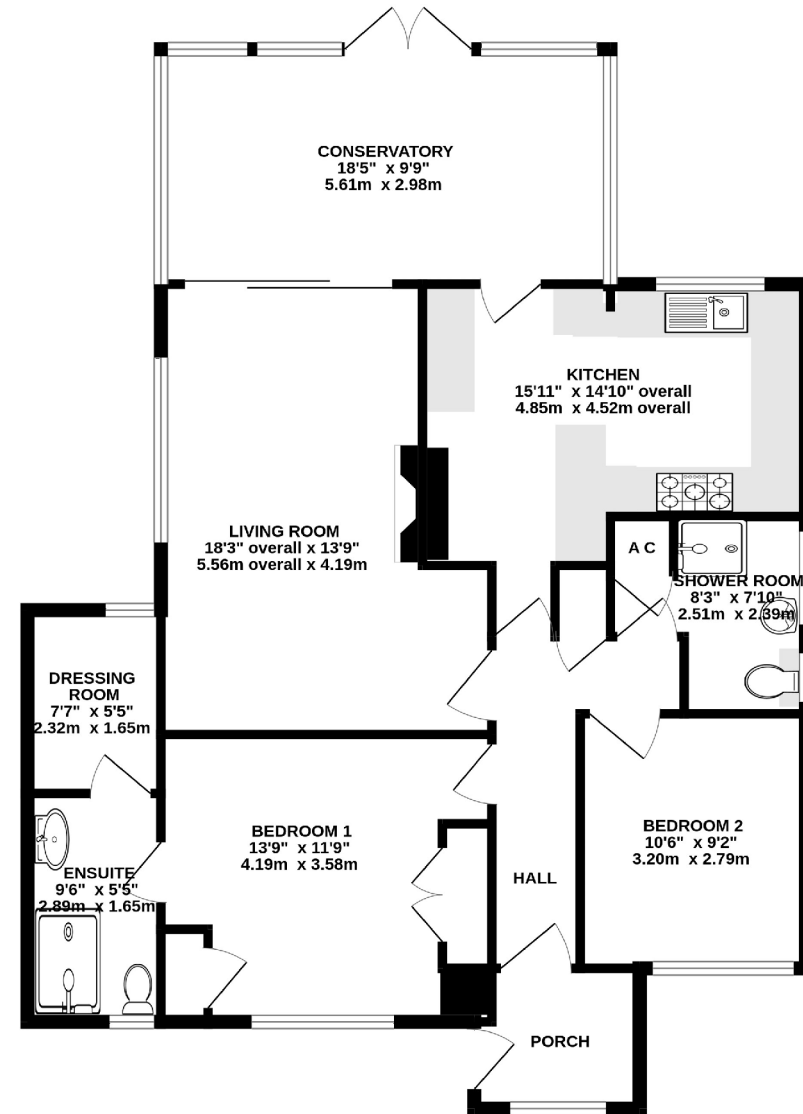




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GROUND FLOOR
1095 sq.ft. (101.7 sq.m.) approx.



EPC Rating: Band D (61)

Council Tax: Band D £2105.83
(Arun District Council/Pagham - 2023 -2024)

TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.