



8 Link Way | Pagham | Bognor Regis | West Sussex | PO21 4QB

Guide Price **£350,000** | Freehold

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JUST BUNGALOWS

8 Link Way

Pagham | Bognor Regis | West Sussex | PO21 4QB

£350,000 | Freehold

- Two Bedroom Semi-Detached Bungalow
- Popular Residential Location
- Level Walk To The Beach
- Driveway & Garage
- 764 Sq Ft / 70.9 Sq M

This semi-detached bungalow is situated within a popular residential location within a few hundred metres level walk to the beach. The accommodation in brief comprises entrance hall, rear aspect living room, kitchen, two bedrooms and shower room, along with double glazing and a gas heating system via radiators. Externally there is a long driveway, detached garage and low maintenance fully enclosed rear garden.

A double glazed front door positioned at the side of the property with natural flank double glazed panel opens into the entrance hall where there is an access hatch to the loft space, built-in cloaks storage cupboard and an adjacent built-in shelved linen. Doors lead from the hallway to the living room, two bedrooms, shower room, while a doorway leads into the kitchen.

The kitchen has a double glazed window to the side along with a comprehensive range of re-fitted units and work surfaces, inset 1 1/2 bowl single drainer sink unit with tiled splash back, integrated electric hob with concealed hood over, eye level oven/grill, space for an under counter fridge and freezer, space and plumbing for a washing machine, space for a dryer and serving hatch to the living room.

The full width living room is positioned at the rear of the property and provides access to the rear garden via a double glazed door, along with two large double glazed windows and a feature fireplace.

Bedrooms 1 & 2 are both front aspect rooms with double glazed windows.

The shower room has an obscure double glazed window to the side and a white suite incorporating a shower cubicle with fitted shower, wash basin with storage cupboard under and close coupled w.c.

Externally there is an open plan lawned frontage and driveway providing on-site parking for several cars. A gate at the side of the property leads to a continuation of the driveway to the side to the detached garage with up and over door at the front and window to the side. The rear garden boasts a generous paved patio/terrace accessed from the living room with the remainder laid to coloured gravel for ease of maintenance with a border.

Current EPC Rating: D (67)

Council Tax: Band C £1,871.85 p.a. (Arun District Council / Pagham 2023 - 2024)

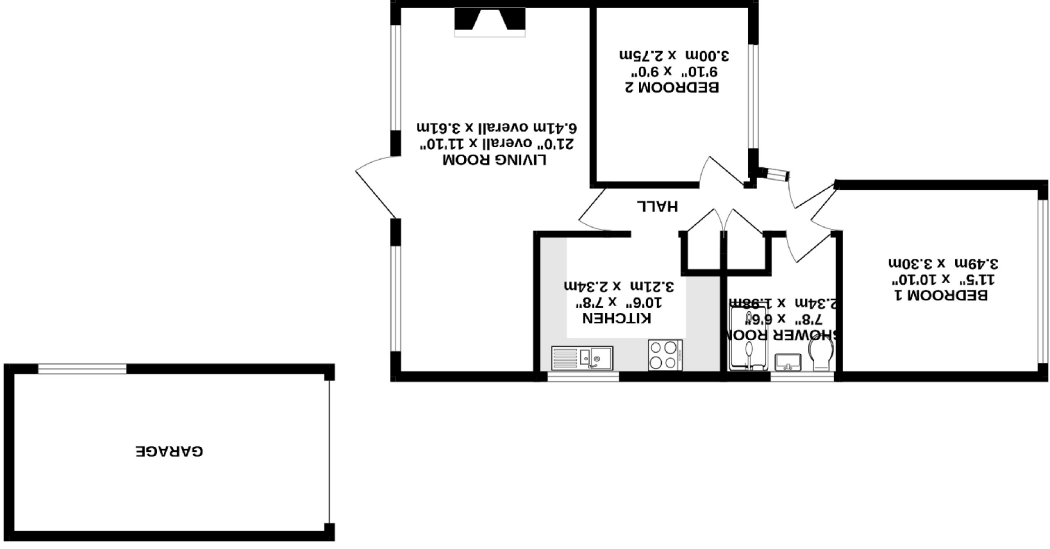




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GROUND FLOOR
764 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (70.9 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 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.