



50 St Thomas Drive

Pagham | Bognor Regis | West Sussex | PO21 4UA

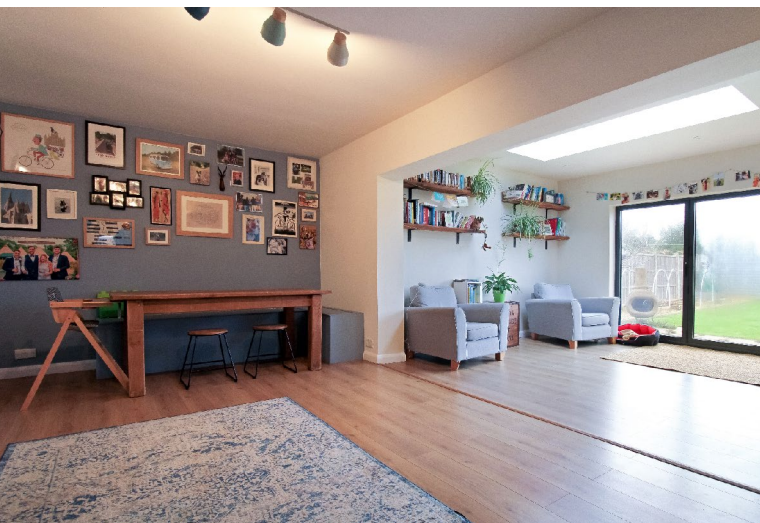
Guide Price £595,000

FREEHOLD

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WR595 - 02/24



Features

- Extended & Greatly Improved Detached Bungalow
- 3 Bedrooms (Principal With En-suite Shower Room)
- 60' x 41' Southerly Rear Garden
- Extensive Parking & Oversize Garage
- 1,722 Sq Ft / 159.9 Sq M

Positioned in a sought after residential location close to amenities and the beach, this incredibly deceptive detached bungalow has been greatly improved by the current owners and now boasts light and airy living space at the rear with a generous 32' 8" open plan fitted kitchen/family room leading into a 25' 2 x 11' 2" Southerly sitting room with feature wood burner, central hallway, two ground floor double bedrooms, ground floor bathroom with w.c. and additional ground floor cloakroom with second ground floor w.c. and a first floor principal bedroom with en suite shower room (3rd w.c.).

Benefits include solar panels (heating and water), a gas heating system via radiators, feature wood burning stove, double glazing, generous 60' x 41' Southerly rear garden with studio style storage shed, oversize single garage and extensive parking.

An outward opening double glazed front door leads into an entrance vestibule, which in turn leads through to a central hallway with double glazed skylight window to the front over the staircase to the first floor, built-in airing cupboard housing the hot water cylinder and wood effect flooring. From the hallway a doorway leads through to the kitchen/family room, while doors lead from the hallway to the two ground floor bedrooms, bathroom and separate cloakroom with white modern suite of wash basin and close coupled w.c.

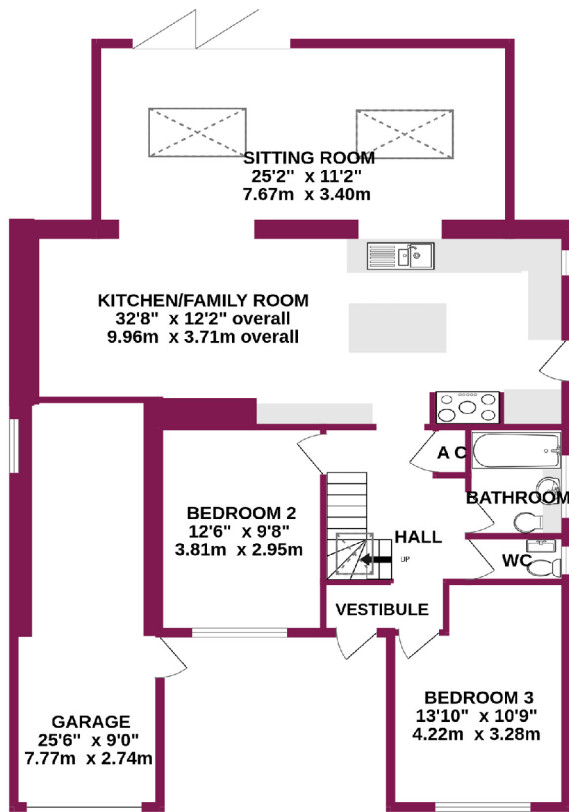
The kitchen/family room measures 32' 8" x 12' 2" overall and provides a comprehensive range of fitted units and work surfaces incorporating a central island/breakfast bar, space for a 'Range' style cooker with hood over, space and plumbing for a washing machine, concealed integrated dishwasher and fridge freezer, feature opening through to the sitting room with 1 & 1/2 bowl single drainer sink unit, wood effect flooring and double glazed door to the side. A large open walkway leads to the rear into the delightful sitting room with two feature natural light double glazed lanterns, feature wood burning stove and tri-fold double glazed doors providing access to the Southerly rear garden. The two ground floor bedrooms are good size double rooms, both front aspect with double glazed windows. In addition, the ground floor offers a bathroom with a modern white suite of bath with shower over and fitted shower screen, wash basin with storage cupboard under and an enclosed cistern w.c.

The first floor boasts a generous principal bedroom suite with fitted storage, eaves storage access and two double glazed skylight windows to the rear, along with a door providing access into the adjoining en-suite shower room with feature circular shower cubicle, pedestal wash basin, close coupled w.c. and further access into the eaves storage.

Externally the property provides extensive on-site parking for several vehicles at the front. The oversize attached garage with up and over door, door to the side, power, light and window, measures 25' 6" in depth and houses the controls for the Solar panels. To the rear, the property enjoys a 60' deep x 41' wide, fully enclosed garden with feature brick wall to the Westerly boundary, generous lawn, with raised borders, detached studio style outbuilding, vegetable beds, paved patio/terrace and an outdoor shower.



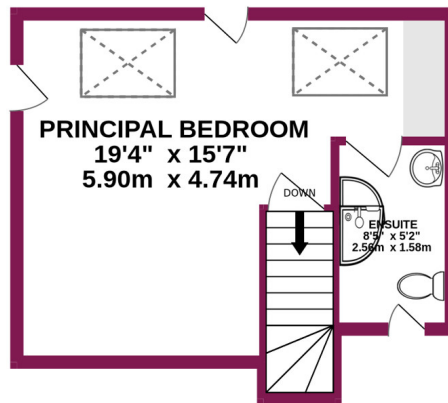
To arrange a viewing contact 01243 267026



GROUND FLOOR
1423 sq.ft. (132.2 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 1722 sq.ft. (159.9 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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Current EPC Rating: D (57)

Council Tax: Band E - £2,573.73 (Arun District Council 2022 - 2023)



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