



10 Bishops Close | Pagham | Bognor Regis | West Sussex | PO21 4QR

Price **£495,000** | Freehold

**4**  
**JUST BUNGALOWS**

# 10 Bishops Close

Pagham | Bognor Regis | West Sussex | PO21 4QR

TO495 - 06/24

- Superbly Appointed Detached Bungalow
- Cul-De-Sac Position
- 2 - 3 Bedrooms - Versatile Living Space
- NO ONWARD CHAIN
- 1165 Sq Ft /108.2 Sq M

Tucked at the far end of a small cul-de-sac in a popular residential location close to the beach and amenities, this delightful detached single storey residence has been lovingly cared for by the current owner and provides deceptively spacious accommodation comprising: porch, entrance hall, fitted kitchen, generous utility room, through sitting room, large pitched roof living room, two double bedrooms, hobbies room/study/occasional bedroom 3 and a modern generous shower room along with a well tended secluded garden.

The front door opens into the porch with natural light double glazed windows to both sides and tiled flooring. An inner obscure double glazed door leads through to the 'L' shaped hallway with bamboo flooring, access hatch to the loft space housing the gas combination boiler, built-in cloaks cupboard housing the electrics and meters and a further built in linen cupboard.

Doors from the hallway lead to the sitting room, kitchen, two double bedrooms and shower room.

The modern kitchen boasts a comprehensive range of fitted units and work surfaces incorporating a 1 1/2 bowl single drainer sink unit, integrated electric hob with hood over, eye level double oven/grill, integrated full size dishwasher, integrated washing machine, integrated fridge/freezer, pull out larder rack, along with tiled walls & flooring, a double glazed window and double glazed door to the rear leading through into the living/sun room which is a generous pitched roof room measuring 20'4" x 12'2" with double glazed windows to both sides and rear, double glazed French doors to the side providing access into the rear garden, bamboo flooring and sliding double glazed door providing access into the sitting room.

The sitting room is a through room with feature tiled chimney breast with wall mounted electric modern fire and bamboo flooring.

A door from the sitting room leads to the side into the adjoining hobbies room/study/occasional bedroom 3 which has a double glazed window to the front, bamboo flooring and floor to ceiling mirror fronted sliding wardrobes/storage unit. A door to the rear leads into the adjoining utility room which boasts a further range of fitted storage units, full height integrated fridge and freezer, useful walk-in pantry cupboard, dryer, tiled flooring and double glazed window and double glazed door to the rear.

Bedroom 1 is a rear aspect good size double bedroom boasting a comprehensive range of fitted wardrobes and bedroom furniture while the guest bedroom 2 has a double glazed window to the front and also boasts a range of bedroom furniture.

In addition the good size shower room has a modern shower enclosure with feature programmable shower unit, wash basin inset into surround with a selection of fitted storage units, enclosed cistern w.c, tiled walls and floor, large modern radiator and two obscure double glazed windows to the front.

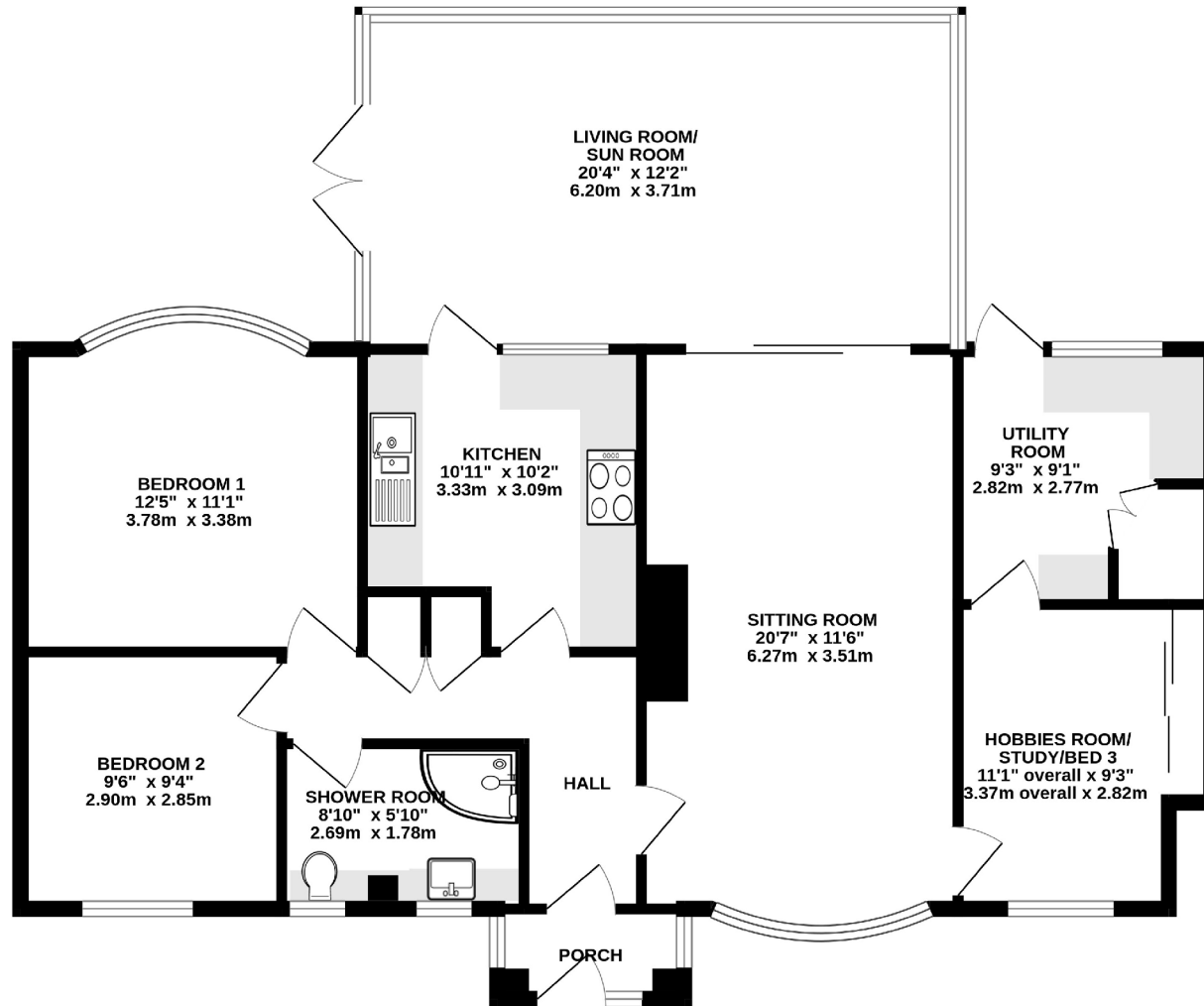




83 Barrack Lane,  
Aldwick, West Sussex, PO21 4DX  
T: 01243 269100 E: [office@just4bungalows.co.uk](mailto:office@just4bungalows.co.uk)  
[www.just4bungalows.co.uk](http://www.just4bungalows.co.uk)

**4**  
**JUST BUNGALOWS**

GROUND FLOOR  
1165 sq.ft. (108.2 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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.  
Made with Metropix ©2024



Externally, there is a driveway at the front providing on-site parking for 2 - 3 cars and a well tended open plan frontage.

A gate provides access into the wide secluded rear garden which houses a generous timber store, summer house style store, lawn and paved terrace.

**Current EPC Rating:** C (69)

**Council Tax:** Band D £2,205.96 p.a.  
(Arun District Council / Pagham 2024 - 2025)