



16 Kings Drive | Pagham | Bognor Regis | West Sussex | PO21 4PY

Guide Price **£635,000** | Freehold

**4**  
**JUST BUNGALOWS**

# 16 Kings Drive

Pagham | Bognor Regis | West Sussex | PO21 4PY

- **Detached Single Storey Residence**
- **4 Double Bedrooms (Principal with En-suite Wet Room)**
- **Favoured Residential Setting Close to the Beach**
- **Highly Versatile Accommodation**
- **Garage & Parking**
- **1,357 Sq Ft / 126.1 Sq M**

Set back from the road, in a favoured residential setting, close to the beach, this detached single storey residence offers highly versatile accommodation comprising entrance lobby leading to an open plan 'T' shaped living room, inner hallway, fitted kitchen with space for a table and chairs, open plan dining room at the rear, principal bedroom with en-suite wet room, three additional double bedrooms, bathroom with w.c and further separate w.c/cloakroom (3 w.c's in total). In addition, the property also offers double glazing, a gas heating system via radiators, on-site parking for several vehicles, a garage and good size mature fully enclosed rear garden.

The front door leads into an entrance lobby with an obscure double glazed window to the side and an inner part glazed door, which in-turn leads into an open plan 'T' shaped living room which boasts two double glazed windows to the front and double glazed windows to both sides. The living room leads to Bedroom 3 and an inner hallway which has a useful built-in storage cupboard, access hatch to the loft space, shelved display recess and large fitted double linen/cloaks storage cupboard. From the inner hallway doors lead to the kitchen, bedrooms 2 & 4, the bathroom and a cloakroom with w.c, wash basin and an obscure double glazed window to the side.

The kitchen offers a comprehensive range of modern fitted units and work surfaces with an inset 1 1/2 bowl single drainer sink unit with mixer tap, gas hob with hood over, eye level double oven, integrated dishwasher and fridge/freezer, along with space and plumbing for a washing machine, feature double glazed natural light roof lantern and a double glazed window to the side. The kitchen is open plan to an adjoining dining area currently utilised as a lounge with a double glazed window to the side and double glazed French doors to the rear, providing access into the rear garden. A door from the dining room leads to the principal bedroom suite with generous bedroom with French doors to the rear and an adjoining modern wet room with shower, w.c, wash basin and an obscure double glazed window to the side.

Bedrooms 2 & 3 are both dual aspect, good size double rooms, while bedroom 4 has a double glazed window to the rear and built-in storage cupboard housing the modern gas boiler.

The family bathroom has an obscure double glazed window to the side and a white suite of panel bath with mixer tap/shower attachment and fitted shower screen, pedestal wash basin and close coupled w.c.

Externally, the front of the property has been gravelled to create on-site parking, bordered by a shaped lawn. A shared driveway leads to the garage which has an up and over door at the front, window to the rear and door to the side.

The delightful rear garden has a generous lawn, paved sitting areas, mature shrubs, external courtesy lighting, external tap and gate to the side on to the shared driveway.



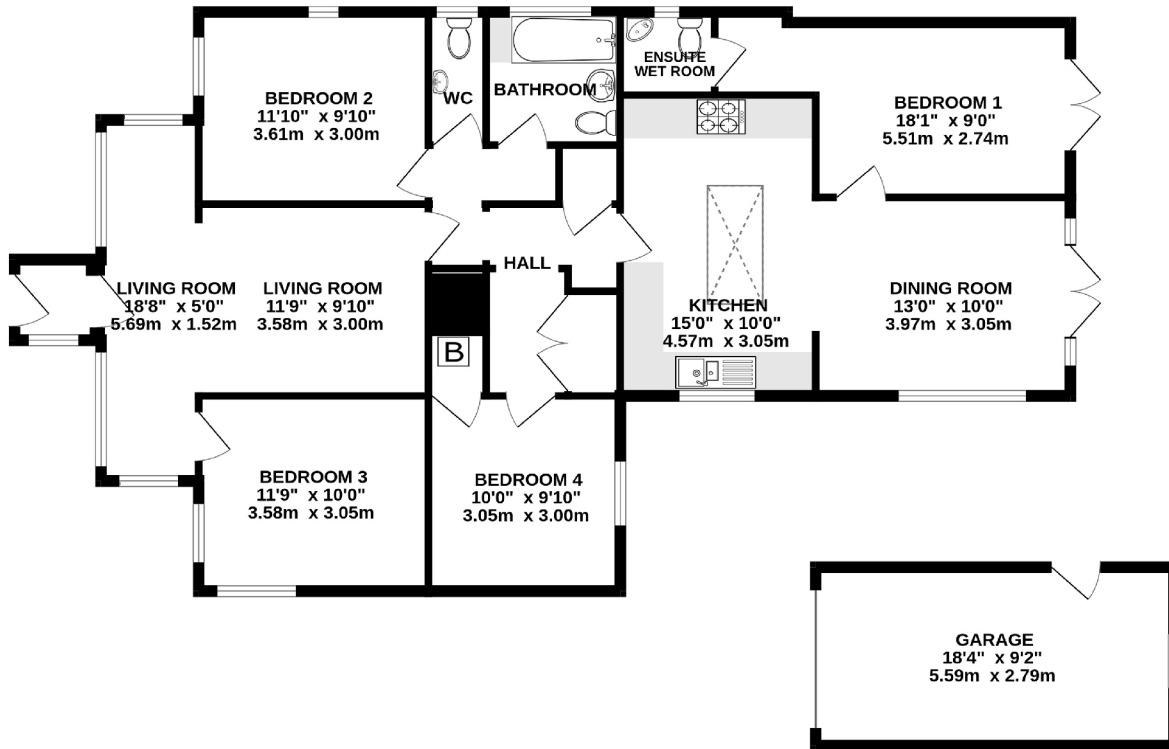
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**GROUND FLOOR**  
1357 sq.ft. (126.1 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 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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**Council Tax: Band E** £2,696.17 p.a.  
(Arun District Council / Pagham 2024 - 2025)

**Current EPC Rating: D (68)**