



42 Harbour View Road | Pagham | Bognor Regis | West Sussex | PO21 4RQ

Guide Price **£375,000** | Freehold

**4**  
**JUST BUNGALOWS**

## 42 Harbour View Road

Pagham | Bognor Regis | West Sussex | PO21 4RQ

- **Delightful Two Bedroom Semi-detached Bungalow**
- **Popular Residential Location**
- **Well Presented Throughout**
- **Established Fully Enclosed Rear Garden**
- **NO ONWARD CHAIN**
- **828 Sq Ft / 76.9 Sq M**

Situated in a sought after residential location, this semi-detached bungalow has been incredibly well cared for throughout the years by the current owner. The accommodation in brief comprises entrance hall with storage cupboards, sitting room, highly versatile large conservatory/sun room at the rear, fitted kitchen, two bedrooms, shower room and separate wc.

The property also offers a gas heating system via a combination boiler and modern radiators, double glazing, a driveway and a delightful enclosed rear garden.

A covered storm porch protects the double glazed front door positioned at the side of the property which opens into an 'L' shaped entrance hall with two useful built-in storage cupboards (one housing the modern electric consumer unit and electric meter), along with an access to the loft space housing the gas combination boiler. From the hallway doors lead to the two bedrooms, sitting room, shower room and separate wc.

A doorway from the hall leads into the kitchen positioned at the rear, which offers a comprehensive range of fitted units and work surfaces, a single drainer sink unit with mixer tap, integrated four burner gas hob with hood over and oven under, space and plumbing for a dishwasher and washing machine, concealed integrated fridge/freezer, along with a double glazed window and double glazed door to the rear leading into the large rear conservatory/sun room, which provides access into the rear garden via double glazed French doors. The sitting room also provides access into the conservatory/sun room via a large double glazed sliding door.

Bedroom 1 (original living room) has a large double glazed window to the front and chimney breast with a decorative Adam's style surround. Bedroom 2 also has a double glazed window to the front.

The shower room has a shower enclosure with fitted shower, pedestal wash basin, tiled flooring and splash back and an obscure double glazed window to the side. Adjacent to the shower room is a separate wc with tiled floor and an obscure double glazed window to the side.

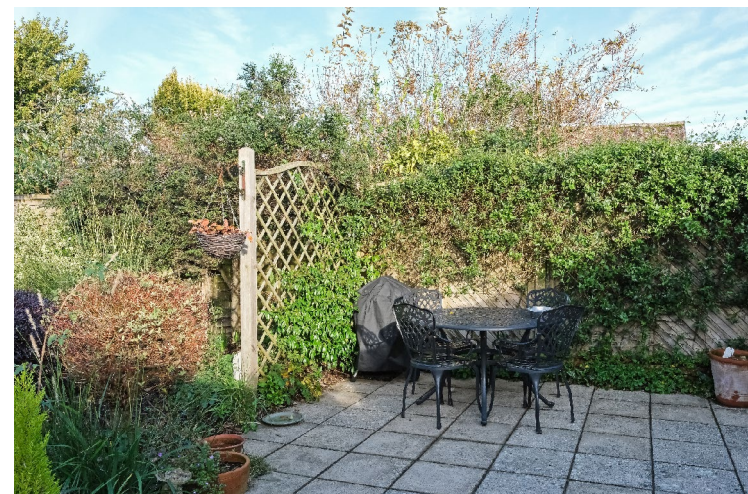
Externally, there is a generous open plan lawned frontage, a driveway providing on-site parking for 2 - 3 vehicles, while to the rear there is a delightful well stocked and well tended, enclosed garden with shaped lawn, shrubs etc and two useful timber storage sheds, both with power.

**N.B. This property is offered For Sale with No Onward Chain.**

**Current EPC Rating:** C (73)

**Council Tax:** Band C £1,960.86 p.a. (Arun District Council / Pagham 2024 - 2025)



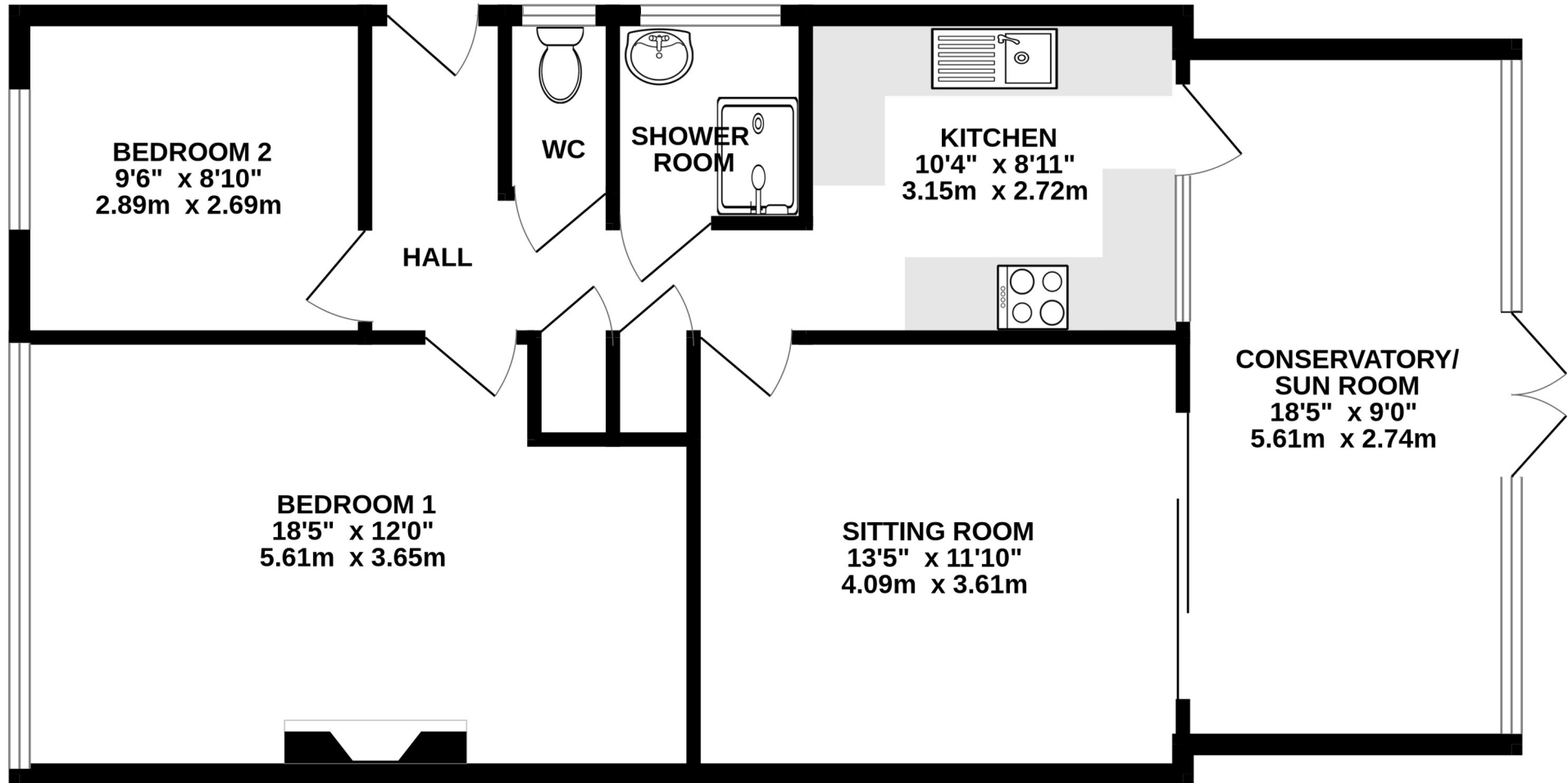


83 Barrack Lane,  
Aldwick, West Sussex, PO21 4DX  
T: 01243 269100 E: office@just4bungalows.co.uk  
[www.just4bungalows.co.uk](http://www.just4bungalows.co.uk)

**4**  
**JUST BUNGALOWS**

# GROUND FLOOR

828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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.

Made with Metropix ©2024



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.