



93 Kyoto Court | Bognor Regis | West Sussex | PO21 2UJ

Price **£350,000** | Freehold

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JUST BUNGALOWS

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Bognor Regis | West Sussex | PO21 2UJ

- **Detached 2 Bedroom Bungalow**
- **Popular Residential Location**
- **Generous L-Shaped Living/Dining Room**
- **Driveway & Garage**
- **1,059 Sq Ft / 98.4 Sq M (Incl. Garage)**

Occupying a favoured residential setting to the West of Bognor Regis town centre, approximately half a mile to the beach and promenade, enabling an ease of access to local amenities, this detached bungalow offers light and airy accommodation comprising: entrance hall, kitchen, generous 'L' shaped living/dining room, two double bedrooms, double glazed sun room and good size bath/shower room.

The property also offers a gas heating system via radiators and a combination boiler, double glazing, a driveway providing on-site parking, garage and a fully enclosed low maintenance rear garden.

A covered storm porch protects the recessed double glazed front door which opens into a welcoming entrance hall with built-in storage cupboard with light housing the wall mounted electric consumer unit, additional built-in storage cupboard housing the modern wall mounted 'Worcester' gas combination boiler and further built-in linen storage cupboard with slatted shelving, along with a radiator, wood effect flooring and an access hatch to the loft space. Doors from the hallway lead to the living/dining room, two bedrooms and bath/shower, while a doorway leads through to the kitchen.

The kitchen has a double glazed window to the side, base, drawer and wall mounted units, fitted work surfaces, an inset 1 1/2 bowl single drainer sink unit, integrated 4 burner gas hob with concealed hood over and oven under, space for a free standing fridge/freezer, space and plumbing for a washing machine, along with wall mounted extractor.

The living/dining room is a generous 'L' shaped room measuring 19' 1" x 12' 8" in the living area with a large double glazed picture window to the front, laminate flooring and two radiators, while the dining area measures 9' 6" x 9' 6" with a bow window to the front, laminate flooring, serving hatch to the kitchen and a radiator.

Bedroom 1 has a large double glazed window to the rear and a radiator. Bedroom 2 has a wardrobe recess and double glazed sliding doors to the rear into the sun room, along with a high level double glazed window to the side and a radiator. The sun room has double glazed windows to the side and rear and provides access into the garden via a double glazed door to the side.

The bath/shower room is a good size measuring 8' 8" x 8' 8" overall with a white suite of panelled bath, oversize shower enclosure with fitted shower and extractor over, a modern wash basin with storage under, close coupled wc, a radiator, two obscure double glazed windows to the side and tiled walls.

Externally, there is an open plan frontage. A driveway leads to the front door and garage which has an electrically operated door at the front, personal door to the side and window at the rear. A gate between the garage and the main dwelling leads to a path to the rear garden which is enclosed by panel fencing to the sides and rear, laid to artificial grass for ease of maintenance with established well stocked borders, along with a timber storage shed positioned behind the garage.

Ref: BR350 - 03/25





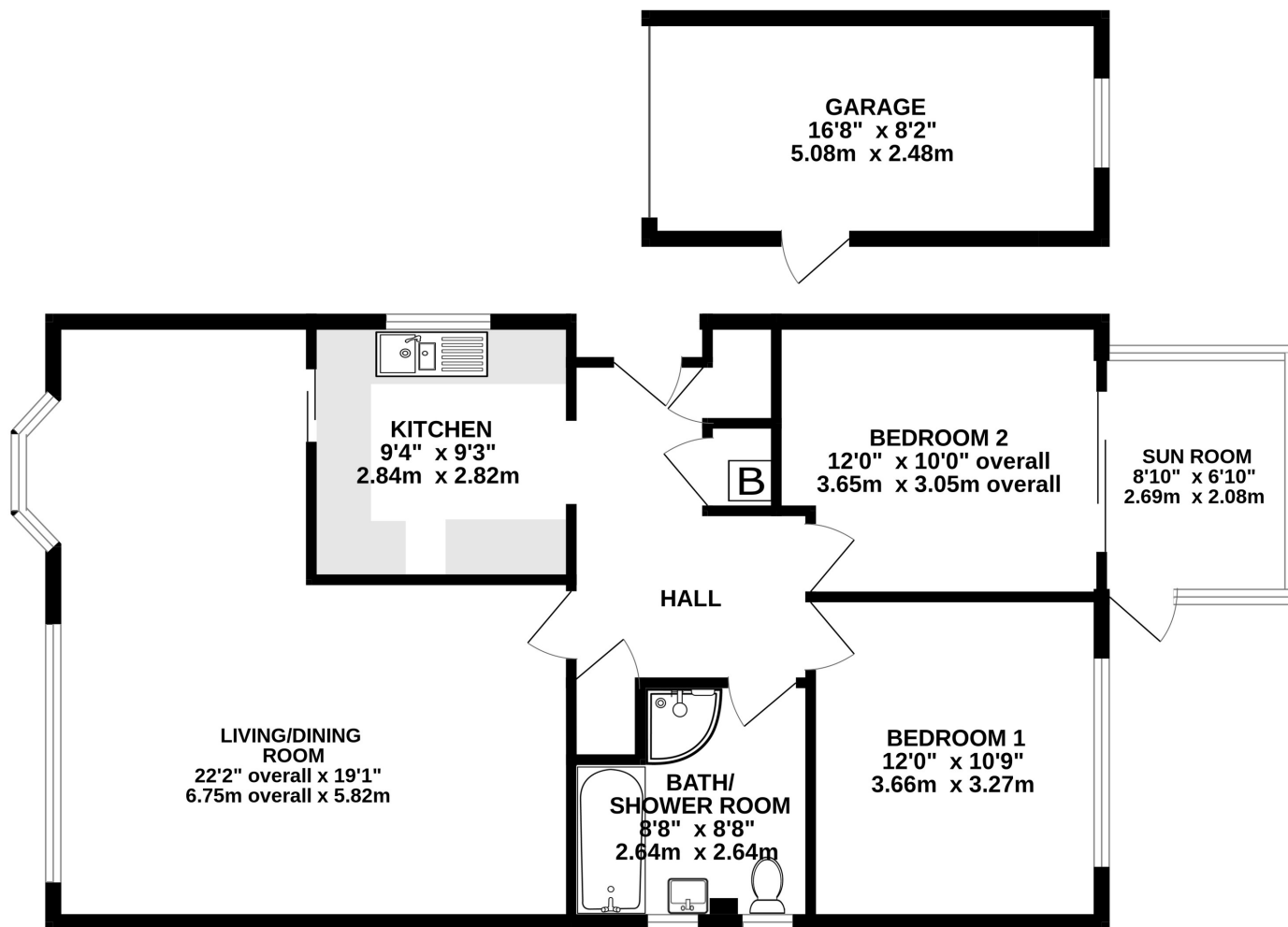
Current EPC Rating: D (65)

Council Tax: Band D £2,312.18 p.a. (Arun District Council / Bognor Regis 2024 -2025)

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GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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. 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.