



2 The Causeway

Pagham | Bognor Regis | West Sussex | PO21 4PD

Price £745,000

FREEHOLD

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DI745 - 06/25

A Rare Gem Just Moments from the Sea

Tucked in a quiet no-through road just a few hundred metres from the beach and greensward, this unique, detached chalet-style residence offers over 2,500 sq ft of beautifully maintained and highly versatile accommodation - available for the first time in almost 50 years.

Set on a generous 0.28-acre plot, this deceptively spacious home offers the perfect blend of character, flexibility and coastal charm. With four bedrooms (two en-suite facilities), multiple living areas and an expansive conservatory overlooking a tranquil garden, the property suits both growing families and those looking for single-storey living with guest space above.

Key Features

- Individually designed detached chalet-style bungalow
- Approx 2,575 Sq Ft (Incl. Garage) of flexible accommodation
- Quiet tucked-away setting with beach access just a short walk away
- Four bedrooms, including a versatile loft suite with en-suite and dressing room
- Two reception rooms and a generous pitched roof conservatory
- Large kitchen with utility room and adjacent dining room
- Four WCs, family bathroom and two en-suites
- Double garage, gated driveway and ample off-street parking
- Mature rear garden with lawn, sunken ponds and a summer house

Inside, you'll find high ceilings, generous natural light and a layout that flows beautifully from room to room. The dual aspect sitting room is filled with warmth and character, while the dining room and conservatory offer inviting spaces to entertain or unwind. The well equipped kitchen includes an integrated hob and double oven with a lovely garden outlook.

The principal bedroom boasts fitted wardrobes and a large en-suite shower room, while two additional ground floor bedrooms provide flexibility for guests or a home office. Upstairs, a bright loft suite features a dormer bedroom, bathroom and dressing room, ideal for visitors or independent family members.

Outside, the landscaped rear garden is a peaceful haven, featuring two ponds, established planting and a charming outbuilding ideal for a studio or garden office.





The kitchen is positioned at the rear of the property with a double glazed window enjoying the pleasant outlook into the rear garden with a further window and part glazed door to the adjoining double glazed conservatory and a serving hatch through to the dining room.

The kitchen itself has a range of base, drawer and wall mounted units with fitted work surfaces, an inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated 5 burner gas hob with concealed hood over, integrated eye level double oven/grill, radiator, exposed wood flooring, space for a free standing fridge/freezer and space and plumbing for a dishwasher.

Adjacent to the kitchen is the separate dining room with fitted carpet, two radiators, feature fireplace with tiled hearth and feature original glazed display cabinet with integral lighting and cupboards under, glazed French doors with matching flank natural light panelling lead to the generous pitched roof double glazed conservatory, which provides access into the rear garden and has exposed wood flooring and a wall mounted air conditioning unit. A glazed door to the side leads from the conservatory to the separate utility room, which has further fitted units and work surfaces, a circular sink unit and drainer, space and plumbing for a washing machine, two skylight roof lights, a door to the adjoining garage and door to a cloakroom with low level wc, feature butler style sink unit with tiled splash-back and natural light skylight roof light.

The dual aspect sitting room is an incredibly bright and airy, homely room, full of character with a feature semi-circular bay window to the side, window to the front, additional window to the side, two radiators, fitted carpet and dado rail surround.

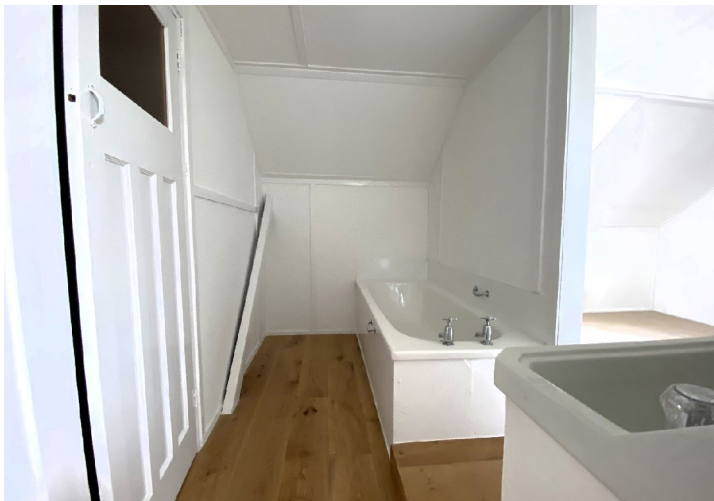
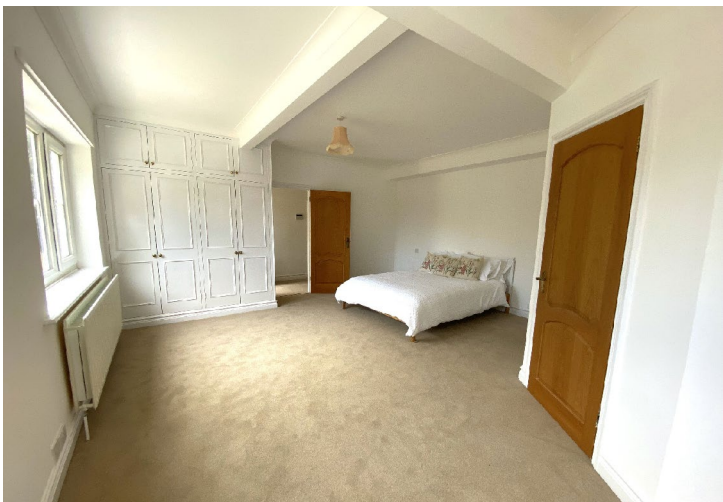
The principal bedroom is positioned at the front of the property with two windows to the front, two sets of fitted double wardrobes, radiator, fitted carpet and door to the generous en-suite shower room with over size glazed shower enclosure with electric power shower, pedestal wash basin, close coupled wc, heated towel rail, radiator, tiled walls, extractor and window to the side.

Bedroom 2 has a feature semi-circular bay window to the front, fitted carpet, radiator and dado rail surround. Bedroom 3, which has been formally utilised as a home office/hobbies room, has a feature bay window to the side, fitted carpet, radiator and dado rail surround.

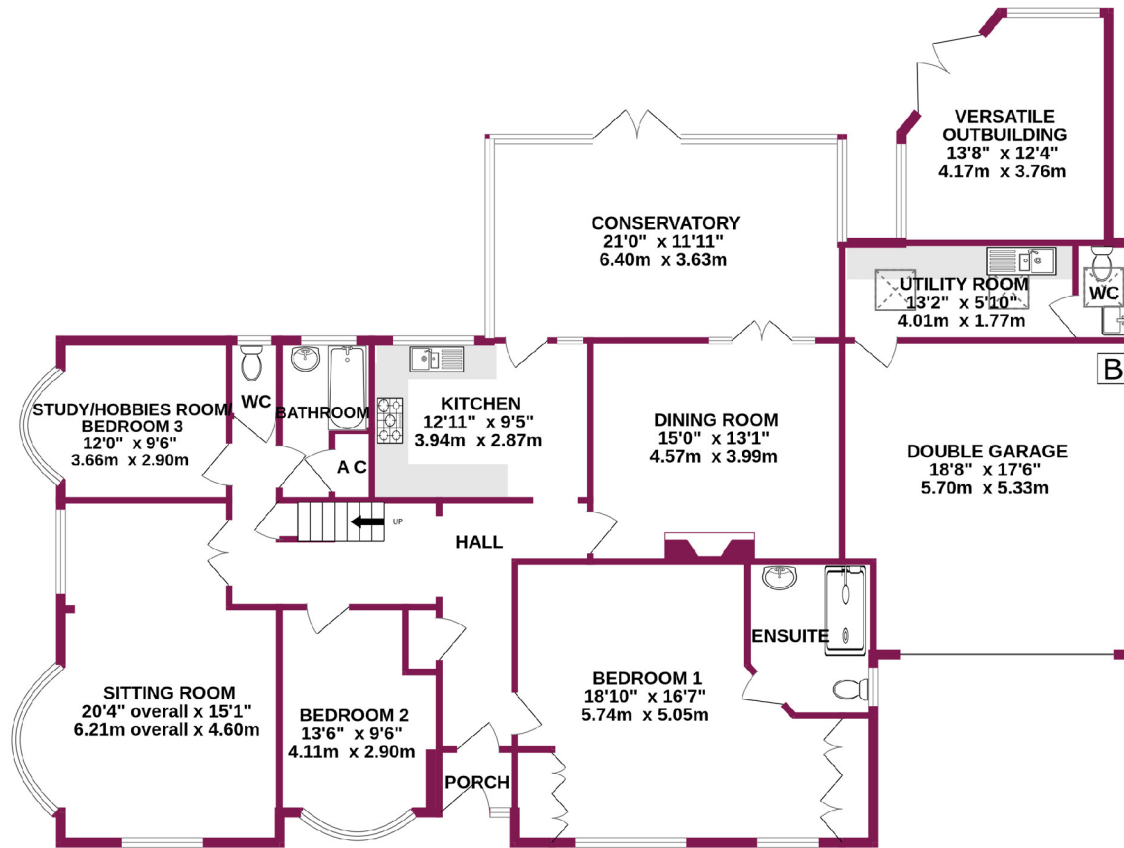
The ground floor bathroom has a window to the rear and original suite of panel bath, shaped pedestal wash basin, radiator, tiled splash-backs and built-in airing cupboard housing the lagged hot water cylinder. Adjacent to the bathroom there is a separate wc with window to the rear.

The first floor boasts an open plan loft room with fitted carpet, dormer style window to the front, fitted storage cupboard, radiator and door to an adjoining en-suite style bathroom with bath, wash basin and door to a wc with skylight window to the rear. From the bathroom a door leads into a useful dressing room/store with access to further eaves storage.

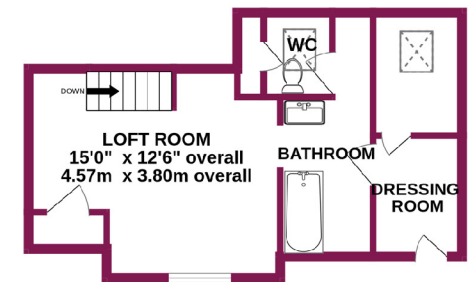
Externally, there is a gated gravel driveway which leads to the attached double garage with an electrically operated double door, power, light and houses the wall mounted gas boiler, an established wide frontage with side gate leading into a delightful rear garden with lawn, two sunken ponds, strategically planted trees and shrubs and useful purpose built outbuilding/summer house.



GROUND FLOOR
2231 sq.ft. (207.2 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 2575 sq.ft. (239.3 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 (59)

Council Tax: Band E £2,823.01 (Arun District Council/Pagham - 2025 - 2026)



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 **Coastguards**
Estate Agency

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.