



18 Hazel Road | North Bersted | Bognor Regis | West Sussex | PO22 9DW

Guide Price £350,000 | Freehold

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JUST BUNGALOWS

18 Hazel Road

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- **2 Double Bedroom Detached Bungalow**
- **Corner Plot Position**
- **Pitched Roof Double Glazed Conservatory**
- **Gas Heating (Radiators) & Double Glazing**
- **No Onward Chain**
- **878.3 Sq Ft / 81.6 Sq M**

Occupying a corner plot position within a popular residential location, close to amenities, this detached bungalow has been well cared for throughout the years and is offered For Sale with NO ONWARD CHAIN.

The accommodation in brief comprises entrance hall, living room positioned at the front, kitchen leading into an adjoining generous conservatory at the rear, two double bedrooms and a good size bath/shower room.

The property also offers double glazing, a gas heating system via radiators, a driveway providing on-site parking, covered carport and wrap around corner plot, established gardens.

The front door with flank natural light panel window leads into the entrance hall with window to the side, electric meter cupboard, useful double fronted cloaks storage cupboard (housing the electric consumer unit) with further storage cupboard over and a hatch to the loft space. Doors lead from the hallway to the two bedrooms, kitchen, bath/shower room and living room.

The living room is a dual aspect room positioned at the front of the property with a window to the front, high level window to the side and original fitted fireplace with gas fire.

The kitchen is also a dual aspect, light and airy room with windows to the side and rear, along with a range of fitted units and work surfaces, 1 1/2 bowl single drainer sink unit, tiled splash back surround, space for cooker with hood over, space and plumbing for a washing machine and dishwasher, space for a free-standing fridge/freezer and a cupboard housing the wall mounted gas boiler. A double glazed door to the rear leads through to a generous pitched roof double glazed conservatory with fitted vertical blinds, radiator and French doors to the side providing access into the rear garden.

Bedroom 1 has a window to the front, high level window to the side and a range of fitted bedroom furniture, while Bedroom 2, which is also a double room has a window to the rear providing a pleasant outlook into the rear garden. The bath/shower room is a good size with a corner shower cubicle with fitted shower, bath, wash basin with storage under, close coupled wc, tiled splash backs, two obscure windows to the side and an airing cupboard housing the hot water cylinder and boiler programmer.

Externally, there is a driveway to the front providing on-site parking and a wrap around frontage bordered by a shallow brick wall. The rear garden has lawn, a sitting area with pergola, greenhouse, two timber storage sheds and covered carport/shelter to the side with double gates to the front.



Ref: ST350 - 12/25

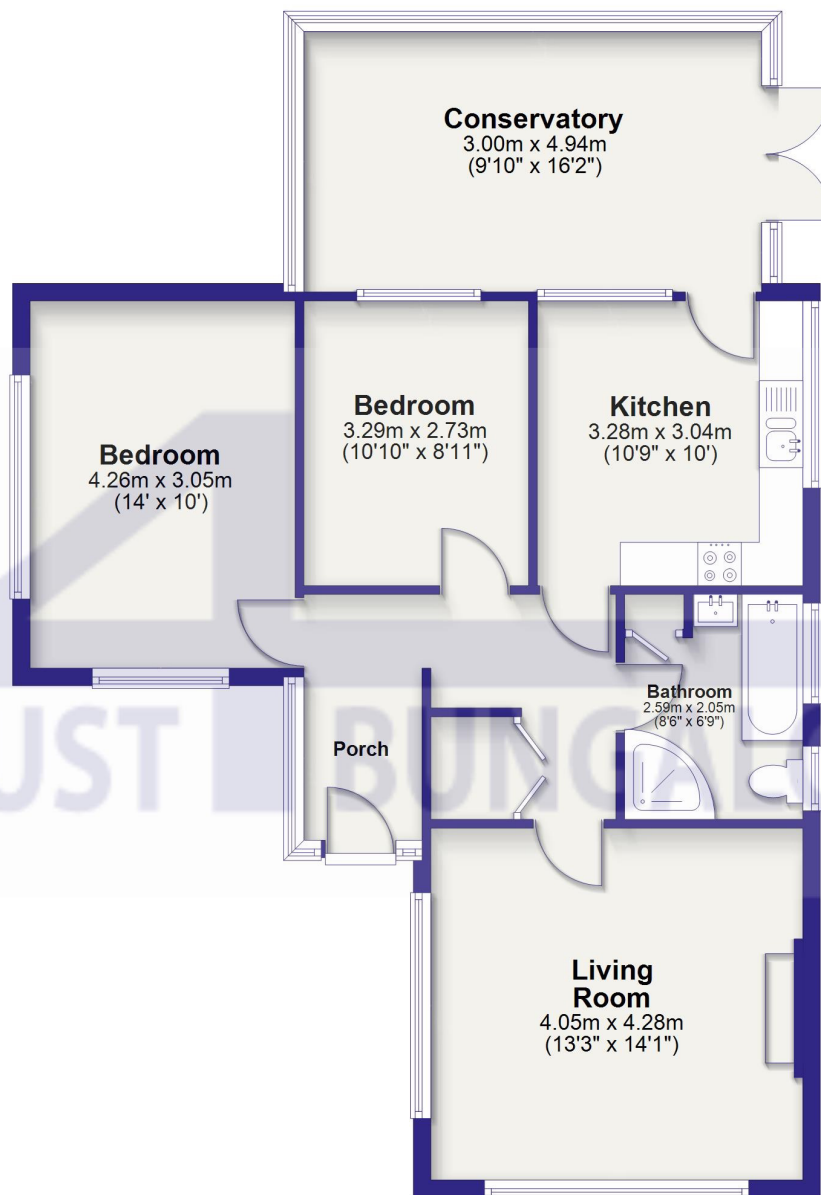


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Ground Floor

Approx. 81.6 sq. metres (878.3 sq. feet)



Total area: approx. 81.6 sq. metres (878.3 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



Current EPC Rating: D (68)

Council Tax: Band D £2,068.69 p.a
(Arun District Council / Bersted 2025 - 2026)

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.