



32 Abbottsbury | Pagham | Bognor Regis | West Sussex | PO21 4RT

Price **£370,000** | Freehold

4
JUST BUNGALOWS

32 Abbottsbury

Pagham | Bognor Regis | West Sussex | PO21 4RT

- Semi-Detached Chalet Style Bungalow
- Popular Residential Location Close To Duck Pond
- 3 Bedrooms, Living Room & Pitched Roof Conservatory
- Ample Parking & Garage
- 944.6 Sq Ft / 87.8 Sq M (plus garage)

Situated within a popular residential location, close to the duck pond and within a level walk to the nearby beach, this deceptive semi-detached chalet style bungalow provides versatile accommodation comprising hallway, kitchen, living room, pitched roof double glazed conservatory, two ground floor bedrooms, ground floor bathroom and first floor generous double bedroom.

The property also offers double glazing, a gas heating system via radiators, on-site parking for several vehicles, a garage with power and lawned rear garden.

A storm porch with courtesy light protects the double glazed front door, which is positioned at the side of the property and opens into the entrance hall, which has a built-in storage cupboard housing the meters and consumer unit, along with a further built-in airing cupboard housing the lagged hot water cylinder. A carpeted staircase with handrail rises to the first floor Bedroom 1, while replacement panel doors from the hallway lead to the kitchen, living room, two ground floor bedrooms and bathroom.

The kitchen has a window to the side and is fitted with light grain units, complemented by granite work surfaces with a circular single drainer sink unit with mixer tap, integrated 4 ring electric hob with hood over and double oven/grill under, space and plumbing for a washing machine and slimline dishwasher and space for a free standing fridge/freezer, along with a wall mounted cupboard housing the gas boiler. French doors lead from the kitchen to the rear into a generous pitched roof conservatory with modern vertical radiator, two skylights, a door to the side and French doors to the rear, providing access into the rear garden.

The living room has a recessed gas fire and wide opening to the rear into the conservatory.

Bedroom 2 has a window to the front and useful under-stair storage cupboard. Bedroom 3 also has a window to the front.

The bathroom has a modern white suite of bath with electric shower over, oversize pedestal wash basin, close coupled wc, tiled walls and flooring, heated ladder style towel rail and an obscure window to the side.

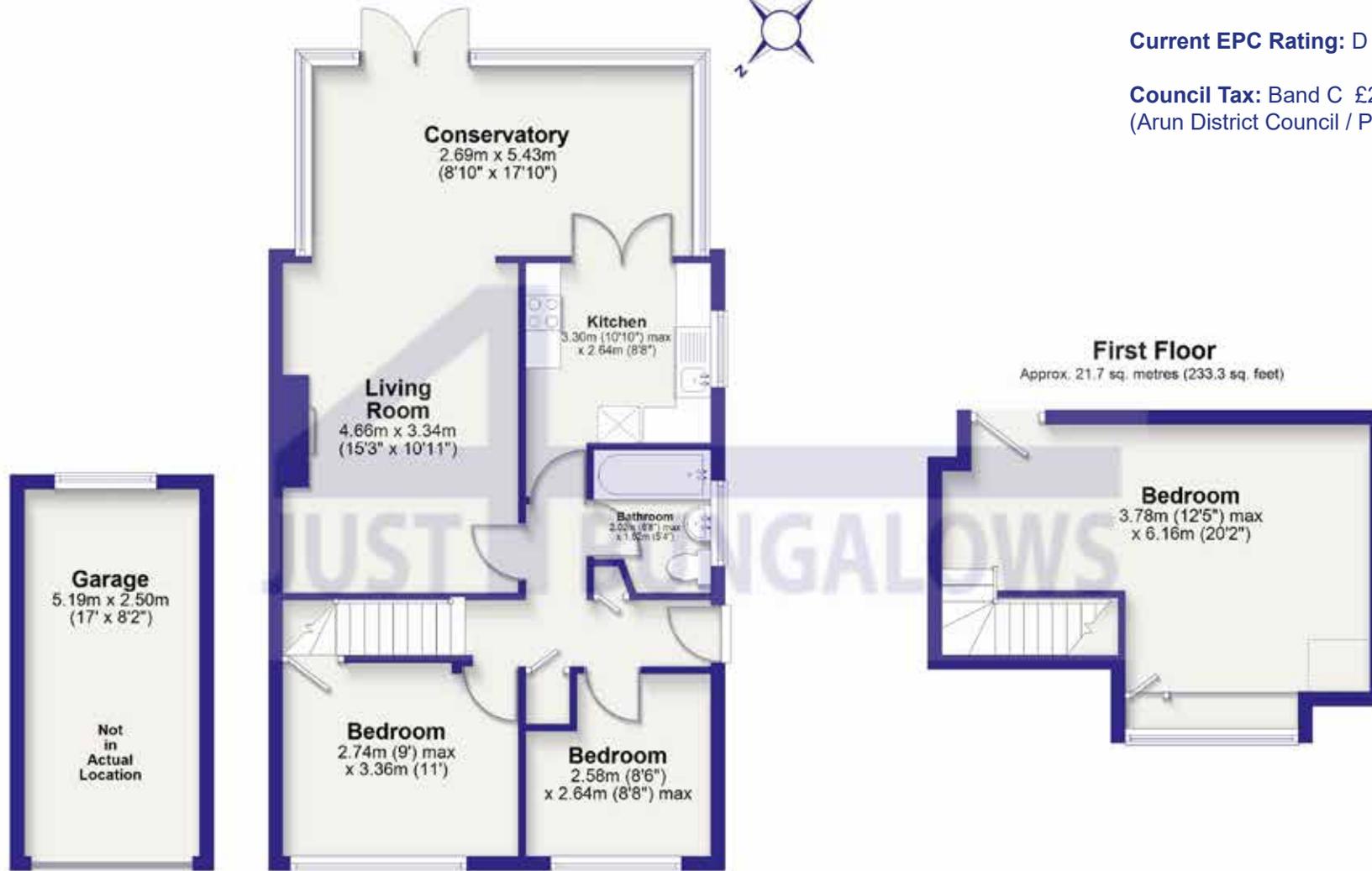
The first floor bedroom 1 is of a good size, being an open plan room with generous dormer window to the front and eaves storage access.

Externally, the property offers a generous open plan frontage which is laid to lawn with a long driveway providing on-site parking for several vehicles, which runs to the side of the property to the garage with up and over door and power. The rear garden is very much a blank canvass being laid to lawn with a side border.



Ground Floor

Main area: approx. 66.1 sq. metres (711.3 sq. feet)
Plus garages, approx. 13.0 sq. metres (139.7 sq. feet)



Current EPC Rating: D (59)

Council Tax: Band C £2,053.10 p.a
(Arun District Council / Pagham 2025 - 2026)

First Floor

Approx. 21.7 sq. metres (233.3 sq. feet)

Main area: Approx. 87.8 sq. metres (944.6 sq. feet)

Plus garages, approx. 13.0 sq. metres (139.7 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.



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.