



11 Golden Acre | Pagham | Bognor Regis | West Sussex | PO21 4RY

Guide Price **£385,000** | Freehold

**4**  
**JUST BUNGALOWS**



# 11 Golden Acre

Pagham | Bognor Regis | West Sussex | PO21 4RY

- **Well Presented Semi-detached Bungalow**
- **Favoured Cul-de-sac Setting Adjacent To Greensward**
- **Modern Kitchen & Shower room**
- **Loft Room & Conservatory**
- **1,030 Sq Ft / 95.7 Sq M (including workshop/garage)**

Situated in a small cul-de-sac which abuts a delightful greensward, this semi-detached bungalow has been incredibly well cared for and greatly improved by the current owners with accommodation comprising an entrance hall, rear aspect sitting room leading into a pitched roof conservatory, re-fitted kitchen and shower room, good size double bedroom currently utilised as a separate dining room, former second bedroom currently utilised as study with staircase rising to a versatile loft room with en-suite shower room. In addition, there is double glazing and a gas heating system via radiators, along with a driveway, garage currently utilised as a workshop and landscaped fully enclosed rear garden.

A double glazed front door opens into the welcoming 'L' shaped entrance hall with wood flooring, built-in cloaks storage cupboard housing the electric consumer unit and meters and an additional built-in storage cupboard. Replacement internal doors lead to the kitchen, sitting room, shower room, ground floor bedroom (currently utilised as a dining room) and study (former second bedroom).

The kitchen has been replaced providing a comprehensive range of base/drawer and wall mounted units, complemented by granite work surfaces, inset 1 1/2 bowl single drainer sink unit, integrated 4 burner gas hob with hood over, eye level oven with microwave over, space for a free-standing fridge/freezer and integrated concealed washing machine, tiled flooring, serving hatch to the sitting room, double glazed window to the rear and double glazed door to the side leading onto the driveway.

The sitting room has wood flooring, a feature exposed brick fireplace with wood burning stove and double glazed sliding doors to the rear into the pitched roof double glazed conservatory with tiled floor, radiator, fitted blinds, U V filtered glazed roofing and double glazed French doors to the side.

Bedroom 1 which is currently utilised as a dining room has wood flooring and a double glazed window to the front, while former bedroom 2/study is a versatile front aspect room with a staircase rising to a versatile generous loft room with fitted wardrobes, eaves storage access, a large skylight window to the rear, cupboard housing the wall mounted gas combination boiler and an adjoining en-suite shower room with shower cubicle, wash basin and w.c.

In addition, the property boasts a re-fitted ground floor shower room with an obscure double glazed window to the side, enclosed cistern w.c with adjacent storage cupboard, corner shower cubicle with fitted shower, panelled splash back, sink unit with storage under, tiled walls/floor and heated towel rail.

Externally there is an open plan lawned frontage with a block paved driveway to the side leading to the former garage which has double glazed French doors and a double glazed window at the front, along with power and light, while the delightful fully enclosed rear garden has a generous paved patio, lawn with established borders, greenhouse, storage shed, log store and raised decked sitting area at the rear.







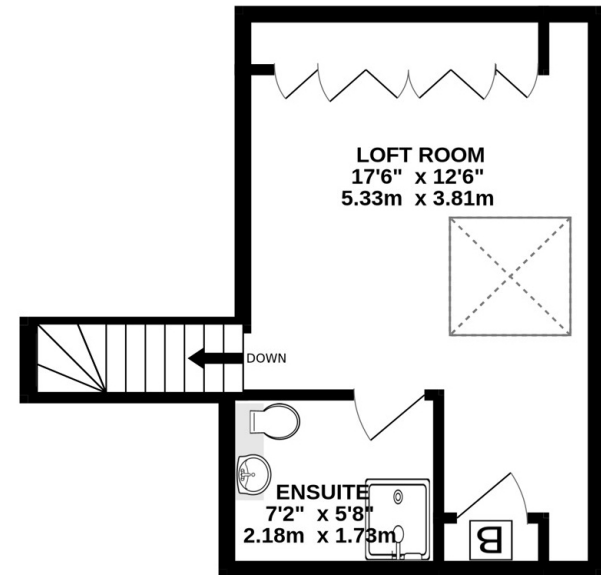
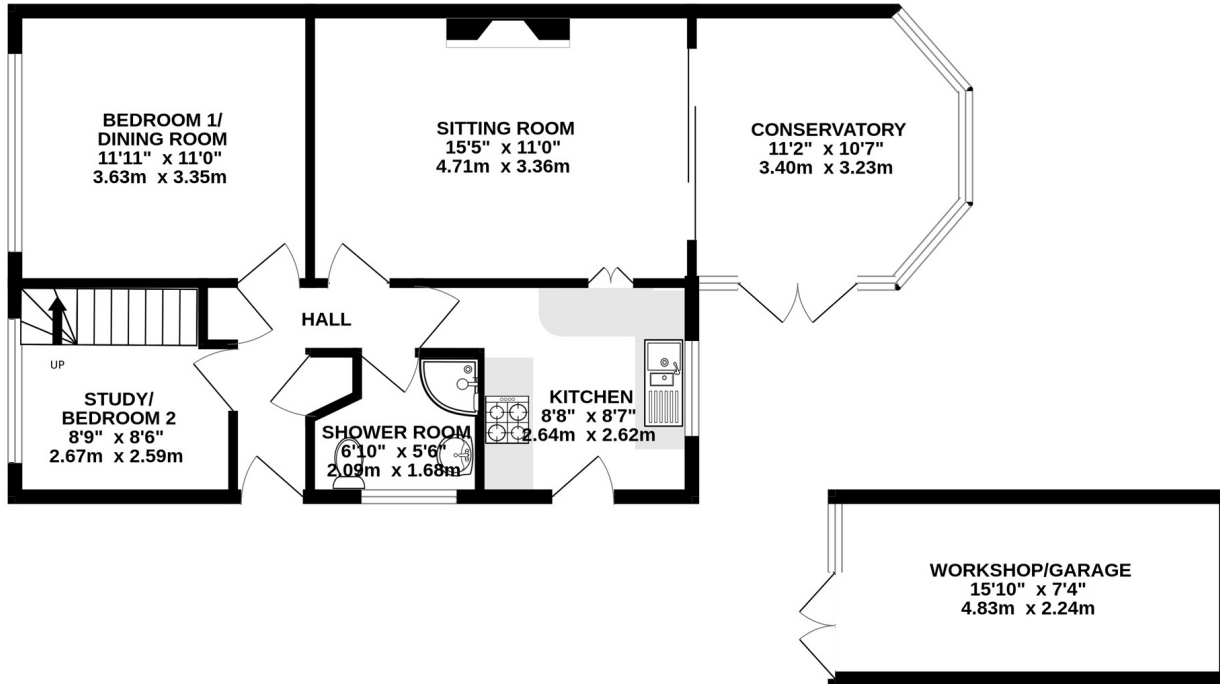
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GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.

1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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 (67)

Council Tax: Band D £2,105.83 p.a.  
(Arun District Council / Pagham 2023 - 2024)