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JUST BUNGALOWS
01243 269100
just4bungalows.co.uk
FOR SALE

9 Sea Way | Pagham | Bognor Regis | West Sussex | PO21 4UF

£399,999 Guide Price | Freehold

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- **Link Detached Single Storey Residence**
- **Favoured Residential Location**
- **Two Double Bedrooms**
- **Modern Kitchen & Shower Room**
- **NO ONWARD CHAIN**
- **753 Sq Ft / 69.9 Sq M (inc. garage)**

Offered For Sale with No Onward Chain, this delightful link-detached bungalow is situated in a sought after residential location close to amenities, bus routes and the nearby beach. Internally, the property is presented in extremely good condition and is literally ready to move into, with the accommodation comprising, in brief, entrance hall with built-in storage cupboards, modern fitted kitchen, living room, two double bedrooms and a modern shower room, along with a gas heating system via radiators and modern combination boiler, double glazing, on-site parking via the driveway, an integral garage and generous established rear garden.

The front door opens into a welcoming entrance hall which has fitted carpet, a built-in storage cupboard housing the modern 'Viesmann' gas combination boiler and an additional built-in cloaks storage cupboard. Modern replacement doors lead from the entrance hall to the living room, kitchen, two bedrooms and shower room .

The living room which measures 15' 11" x 10' 8" (plus the door recess) is a dual aspect room positioned at the front of the property with a large double glazed window to the front and three high level double glazed windows to the side. There is a fitted carpet, large radiator with thermostatic control and a modern feature wall mounted electric fire.

The kitchen measures 8' 11" x 7' 11" and has a double glazed window and door to the side, along with a comprehensive range of base, drawer and wall mounted units complemented with light grain wood effect work surfaces and splash backs, an integrated electric hob, oven and hood, (space for a dishwasher, washing machine and fridge/freezer), wood effect flooring and radiator.

Bedroom 1 is situated at the rear and has a built-in double wardrobe, radiator, feature exposed wood block flooring and a large double glazed window enjoying a pleasant outlook into the rear garden. Bedroom 2 is also a good size double room with feature exposed wood block flooring, radiator and double glazed patio doors to the rear, providing access into the generous garden.

The fully tiled shower room has been tastefully modernised and provides a large walk-in glazed shower enclosure with fitted shower, wash basin with double storage unit under and a modern enclosed cistern wc, along with a chrome ladder style heated towel rail.

Externally, there is an established frontage with gravel driveway providing on site parking leading to the integral garage with up and over door to the front, along with a window and door to the rear. The generous rear garden is predominantly laid to lawn, enclosed by fencing, with established shrubs and borders with a pathway to the side leading to a gate to the front.

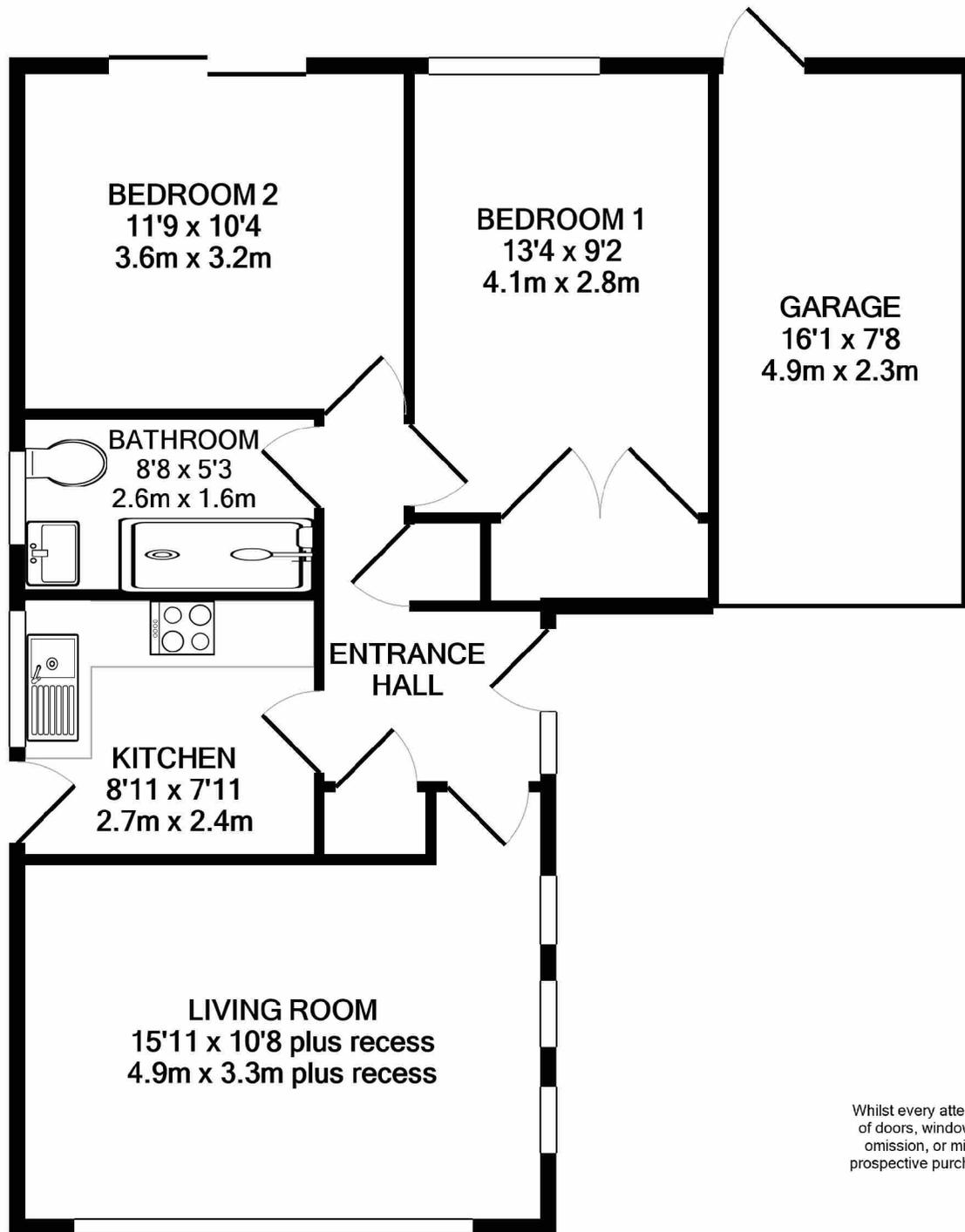




Current EPC Rating: D (64) **Council Tax:** Band C £1,960.86 (Arun District Council/Pagham 2024 -2025)

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.