



9 Kings Drive | Pagham | Bognor Regis | West Sussex | PO21 4PY

Guide Price **£650,000** | Freehold

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JUST BUNGALOWS

9 Kings Drive

Pagham | Bognor Regis | West Sussex | PO21 4PY

- **Detached 4 Bedroom Single Storey Residence**
- **Close To Beach & Amenities**
- **Surpebly Presented Throughout**
- **NO ONWARD CHAIN**
- **1,762 Sq Ft / 163.7 Sq M (Incl. Garden Studio/Store)**

Offered For Sale with No Onward chain and literally ready to move into, this superbly appointed detached bungalow is situated in a sought after, mature, residential setting which abuts the prestigious Aldwick Bay private estate, close to the beach and amenities and has been tastefully and sympathetically extended and modernised by the current owners, throughout recent years, to create a truly delightful family home, combining the ease of single storey living with the modern comforts expected within today's busy lifestyle.

The accommodation in brief comprises a superb L-shaped welcoming reception hall, open plan rear aspect fully fitted kitchen/dining room, separate utility room, generous rear aspect sitting room, master bedroom with en-suite shower room, three additional bedrooms and superb family bath/shower room.

The property also offers double glazing, a gas heating system via radiators and under floor heating, on-site parking for several vehicles, caravan/motor home/etc, with EV charging point, a generous westerly rear garden (approx. 60') and a detached garden/studio/outbuilding.

The front door positioned at the side of the property leads into a superbly proportioned L-shaped reception hall which leads to the kitchen/dining room, four bedrooms and family bathroom.

The light and airy kitchen/dining room is positioned at the rear of the property and boasts a large double glazed skylight lantern, a double glazed door to the side, along with tri-fold double glazed doors to the rear providing access into the rear garden. The kitchen with under floor heating boasts a comprehensive range of high quality fitted units and work surfaces incorporating a breakfast bar and integrated appliances. An open plan walkway flows through to the living room, while a door to the side leads into the separate utility room, which provides further fitted units and work surfaces, a second sink unit, space and plumbing for appliances, wall mounted gas boiler, under floor heating and a double glazed door to the side. The sitting room boasts another large double glazed skylight lantern, double glazed picture windows and a double glazed door to the rear, along with a further double glazed door to the side and chimney breast with feature inset modern fire.

The four bedrooms are all of a good size with Bedroom 1 benefiting from a modern en-suite shower room with quality fitments. Bedroom 2 has a large walk-in closet/wardrobe while bedrooms 3 and 4 lend themselves to a variety of uses such as home offices/hobbies rooms if not required to be used as bedrooms.

The family bath/shower room is also of an excellent size with feature free standing roll top bath, oversize shower cubicle with dual shower, wash basin and enclosed cistern wc.

Externally, the property provides extensive on-site parking at the front with an EV charging point. Double gates with a wide side access lead into the westerly rear garden, which is predominantly laid to lawn, with a raised sun terrace across the back of the building, along with a versatile detached garden studio/store.





Current EPC Rating: C (70)

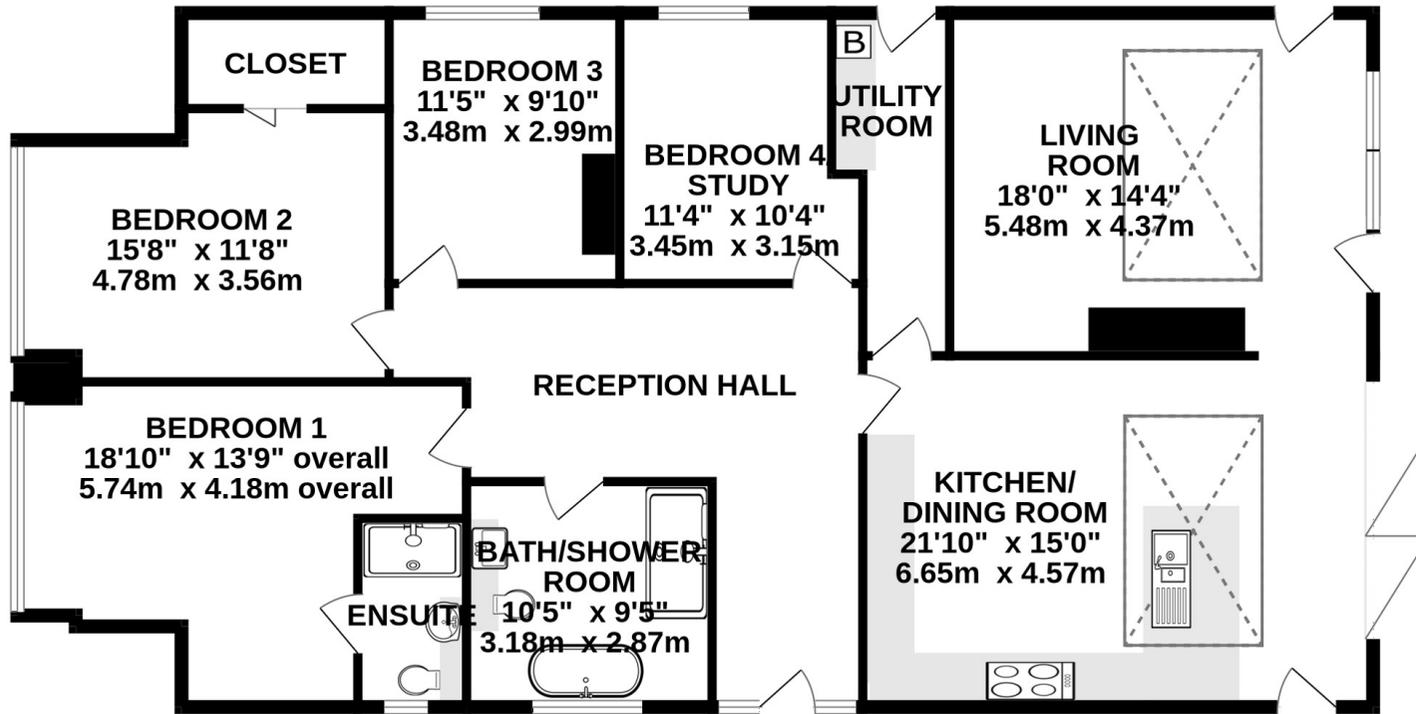
Council Tax: Band E £2,696.17 p.a (Arun District Council / Pagham 2024 - 2025)

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GROUND FLOOR

1762 sq.ft. (163.7 sq.m.) approx.



TOTAL FLOOR AREA : 1762 sq.ft. (163.7 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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