



38 St Thomas Drive | Pagham | Bognor Regis | West Sussex | PO21 4UB

Guide Price **£475,000** | Freehold

**4**  
**JUST BUNGALOWS**



## 38 St Thomas Drive Pagham | Bognor Regis | West Sussex | PO21 4UB

- **Impressive Detached Bungalow**
- **Well Presented Throughout**
- **2 Bedrooms & 2 Shower Rooms**
- **Delightful Southerly Garden**
- **1,095 sq ft / 101.7 sq m**

An impressive detached two double bedroom bungalow situated close to amenities which has been extensively improved by the current owners. The accommodation offers a generous living room, conservatory, extended kitchen, master bedroom with en suite shower room and dressing room and a second shower room. Externally there is on-site parking & Southerly well tended rear garden.

The front door leads into a good size porch with double glazed window to the front. An inner front door in turn opens into a welcoming central entrance hall with built-in storage cupboard and access hatch to the loft space with fitted ladder which houses the modern gas combination boiler. Doors from the hallway lead to the kitchen, living room, two bedrooms and shower room.

The living room is a dual aspect room with large double glazed window to the side, feature fireplace, inset down lighting to the skimmed ceiling and large double glazed sliding doors to the rear which lead through to the generous adjoining double glazed conservatory, which provides access into the delightful Southerly rear garden.

A door from the conservatory leads into the extended kitchen which boasts a comprehensive range of fitted units and work surfaces, 'Range' style dual fuel cooker with hood over, space for an American style fridge/freezer, space and plumbing for a washing machine and dishwasher, along with a double glazed window to the rear.

Bedroom 1 is a front aspect room with built-in wardrobes and has a door leading to the adjacent modern en suite shower room with over size shower enclosure with dual shower, shaped wash basin with storage under, close coupled w.c, double glazed window to the front and underfloor heating, along with a door to the rear leading into the adjoining dressing room with a double glazed window to the rear. Bedroom 2 is also front aspect and has a fitted wardrobe. In addition, there is a second shower room with shower cubicle with fitted shower, built-in linen/airing cupboard, wash basin with storage under and enclosed cistern w.c, along with two obscure double glazed windows to the side.

Externally there is a driveway providing on-site parking for approx 3-4 vehicles and an established pretty front garden. A gate at the side of the property leads to the good size, delightful Southerly rear garden with a generous patio, shaped central lawn with established well stocked raised borders, timber Summer house, two timber storage sheds, external power points, water tap and external courtesy lighting.

**Current EPC Rating: D (59)**

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





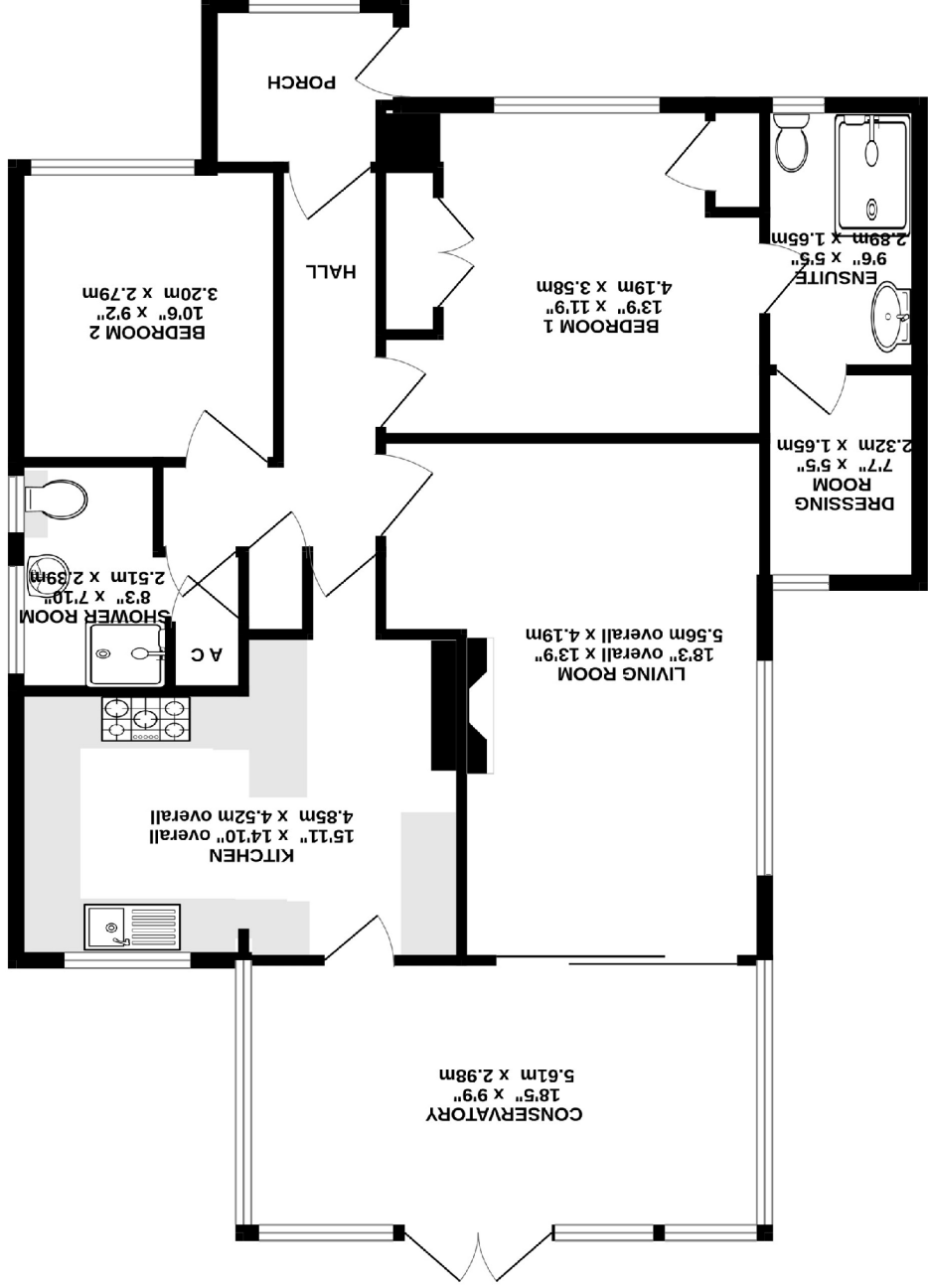


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**GROUND FLOOR**  
1095 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 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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**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.