



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

Price **£395,000** | Freehold

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JUST BUNGALOWS

15 Golden Acre

Pagham | Bognor Regis | West Sussex | PO21 4RY

- **Detached Two Bedroom Bungalow**
- **Favoured Cul-de-sac Setting Adjacent To Greensward**
- **Driveway & Garage**
- **NO ONWARD CHAIN**
- **923 Sq Ft / 85.8 Sq M**

Situated within a small residential cul-de-sac, enjoying an outlook towards an adjacent greensward and trees, this detached bungalow is offered for sale with 'No Onward Chain'. The accommodation offers a central hallway, dual aspect living room at the rear, kitchen with adjoining breakfast room, two double bedrooms and large shower room, along with double glazing, a gas heating system via radiators and combination boiler, driveway, garage and enclosed rear garden.

A covered storm porch protects the recessed double glazed front door, with matching flank obscure double glazed panel, which leads into the central entrance hall with fitted storage cupboards, access hatch to the loft space and a built-in cloaks cupboard housing the gas and electric meters. Obscure glazed casement style doors lead to the kitchen and living room, while further doors lead to the two bedrooms and shower room.

The living room has a large double glazed window to the side, enjoying a pleasant outlook into the adjacent greensward, along with a feature tiled fireplace, fitted storage cupboard, a double glazed window to the rear and double glazed door providing access into the rear garden.

The kitchen has a double glazed window to the rear, fitted base, drawer, wall mounted units and work surfaces, integrated 4 burner gas hob with hood over and oven under, space for a free standing fridge/freezer, space and plumbing for a washing machine and dryer, integrated dishwasher and a wall mounted modern 'Vaillant' gas combination boiler. An open plan walkway leads into the adjoining breakfast room with a high level double glazed window to the side and double glazed patio doors to the rear, providing access into the rear garden.

Bedroom 1 is a good size double room positioned at the front with a large double glazed window to the front, while Bedroom 2 is a three quarter size double measuring 9' 3" x 9' with a side aspect double glazed window.

In addition, the property boasts a large shower room with two obscure double glazed windows to the side, a corner shower cubicle recessed into a plinth with electric shower, close coupled w.c, pedestal wash basin, heated towel rail and built-in storage cupboard.

Externally there is a long driveway at the side of the property leading to the garage and a delightful, fully enclosed, landscaped rear garden.

Current EPC Rating: D (62)

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



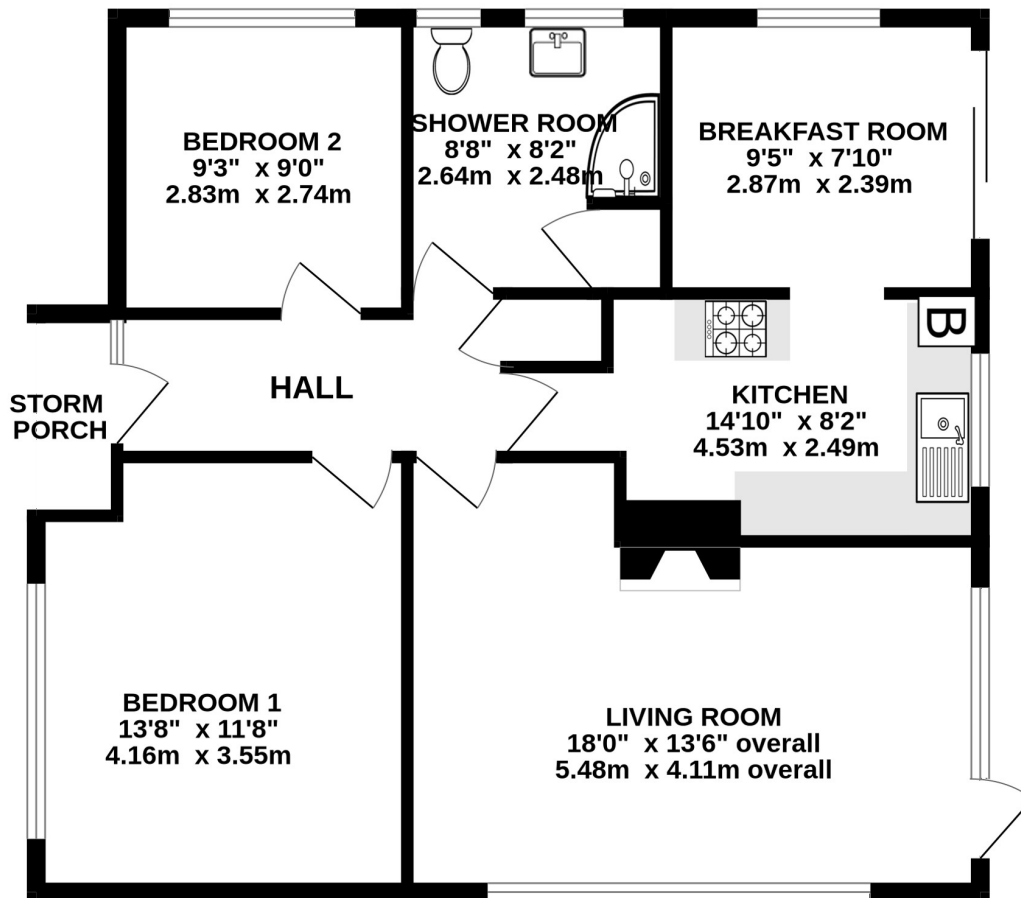
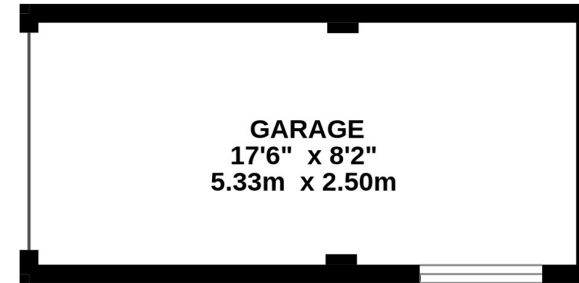


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GROUND FLOOR

923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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