



62 Harbour View Road | Pagham | Bognor Regis | West Sussex | PO21 4RH

Guide Price **£325,000** | Freehold

**4**  
**JUST BUNGALOWS**

## 62 Harbour View Road

Pagham | Bognor Regis | West Sussex | PO21 4RH

- **Two Bedroom Semi-Detached Bungalow**
- **Popular Residential Location**
- **Scope To Extend (subject to necessary consents)**
- **Redecorated Throughout**
- **NO ONWARD CHAIN**
- **560 Sq Ft / 52 Sq M**

Situated in a popular residential location, close to amenities and the beach (less than half a mile), this semi-detached bungalow offers a generous rear garden and lends itself enormous scope to extend (subject to the necessary consents). The property has been redecorated throughout and also offers a gas heating system via radiators and double glazing.

The front door, positioned at the side of the property, leads into an 'L' shaped entrance hall with a radiator, built-in cloaks storage cupboard, built-in cupboard housing the gas and electric meters and recently updated consumer unit. There is also a hatch to the loft space, doorway to the kitchen and doors to the living room, both bedrooms and the bathroom.

The living room has a large double glazed window to the front and radiator.

The kitchen is positioned at the rear with a double glazed window enjoying a pleasant outlook into the rear garden, along with a double glazed door to the side. The kitchen itself has fitted units and work surfaces, a single drainer sink unit, tiled splash-backs, integrated 4 burner gas hob with hood over and oven under, wall mounted gas boiler, along with space and plumbing for a washing machine and space for a free standing fridge/freezer.

Bedroom 1 is a good size double room positioned at the rear and Bedroom 2 is positioned at the front, both with double glazed windows and radiators.

The bathroom provides a bath with shower over and fitted shower screen, wash basin, wc, heated towel rail and an obscure double glazed window to the side.

Externally, there is an open plan frontage with a driveway providing on-site parking. The rear garden is a feature of the property and would lend itself to a rear extension (subject to the necessary consents).

**N.B. This property is offered For Sale with No Onward Chain.**

**Current EPC Rating: C (69)**

**Council Tax: Band C £1,960.86 p.a. (Arun District Council / Pagham 2024 - 2025)**

**FR325**

**N.B. Under the Estate Agents Act 1979 we are by law requested to inform you that the person/s selling this property are 'connected person/s' as defined by the Act.**





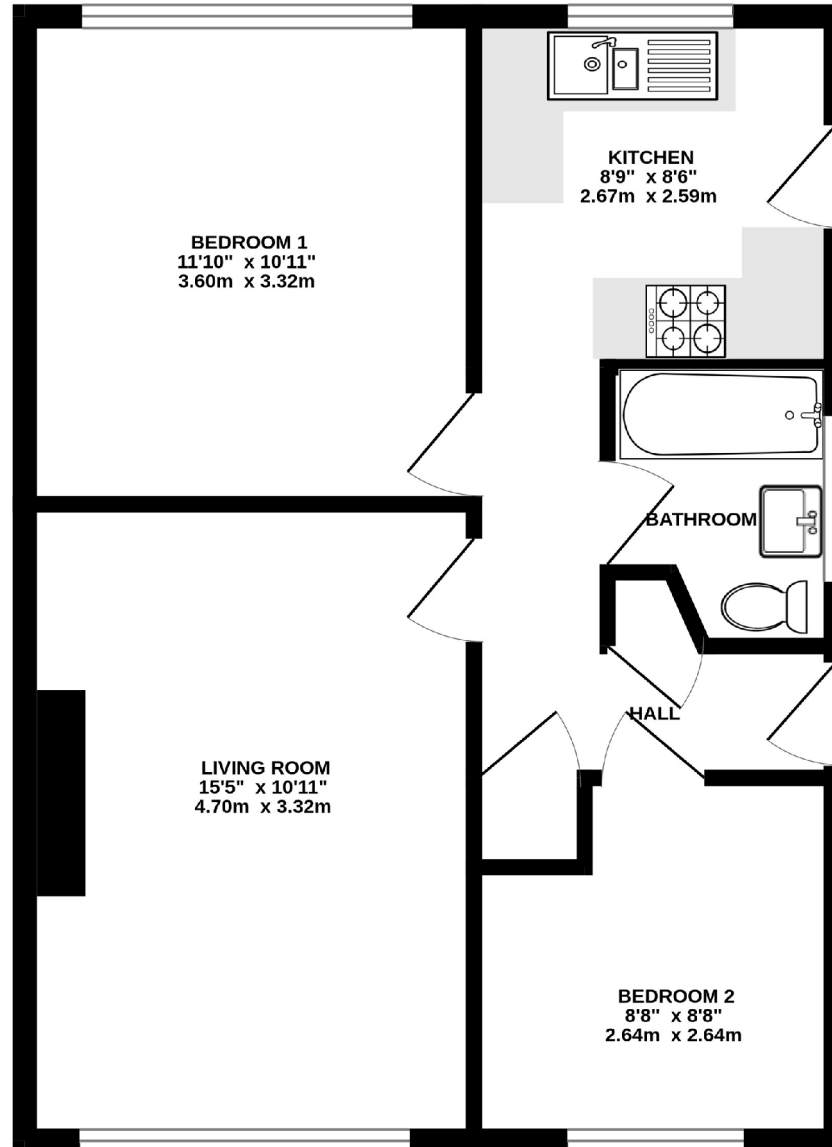
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**GROUND FLOOR**  
560 sq.ft. (52.0 sq.m.) approx.

TOTAL FLOOR AREA : 560sq.ft. (52.0 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.