



14 Abbotsbury, Pagham

Guide Price £375,000

14 Abbotsbury

- Extended Detached Bungalow
- Extended Sitting/Dining Room
- Fully Fitted Kitchen/Breakfast Room
- Conservatory
- Principal Bedroom with Fitted Wardrobes
- Second Bedroom
- Family Bathroom and WC
- Generous Gardens on Corner Plot
- Garage and Driveway
- No Forward Chain

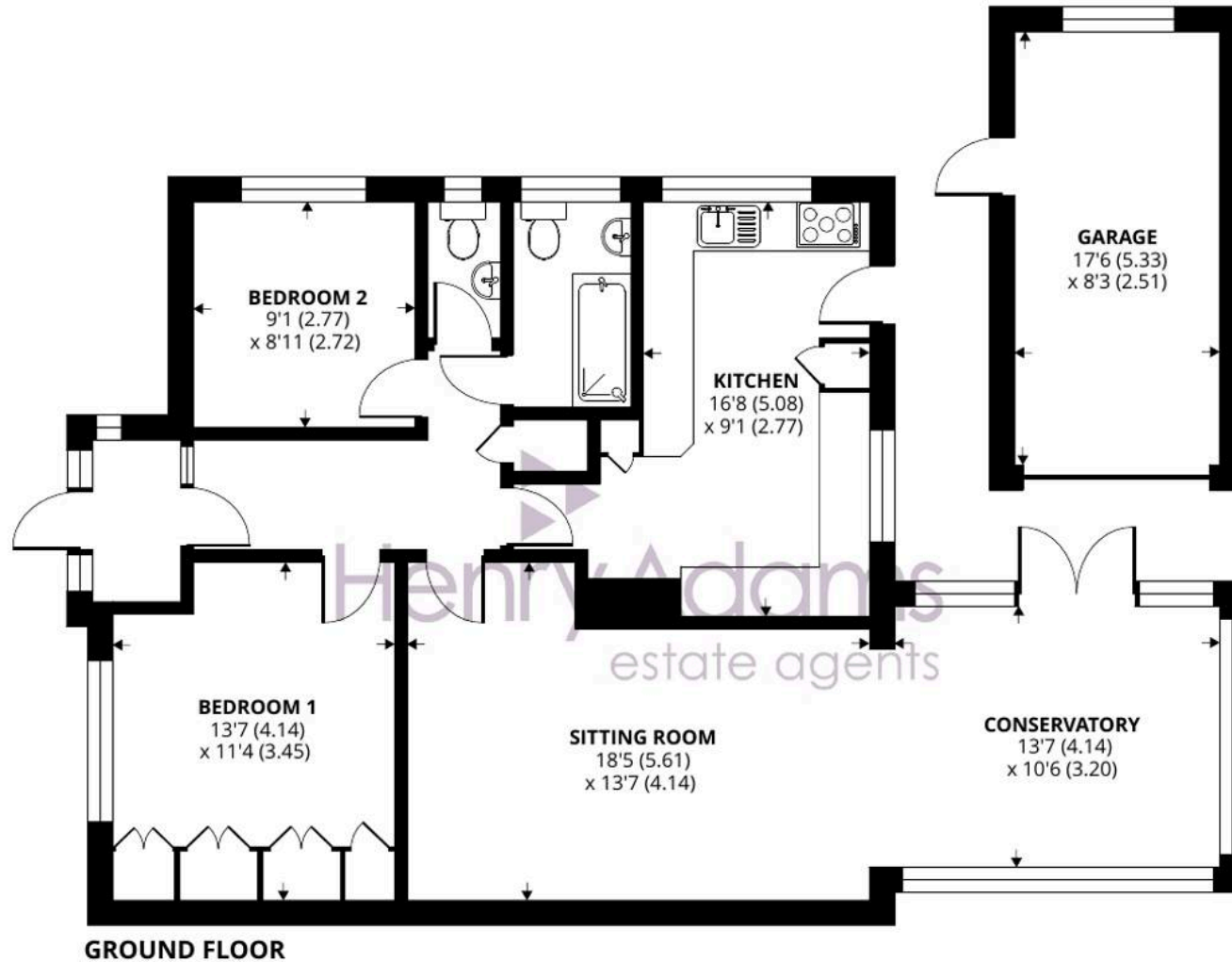
Nestled in the sought-after area of Pagham, this extended two bedroom detached bungalow presents a rare opportunity for those seeking a property with vast potential for modernisation and improvement. Situated on a generous corner plot, this property offers ample space to create a bespoke living environment tailored to individual tastes and preferences.

Upon entering the property, you are welcomed by an entrance porch leading into a spacious hallway. The extended sitting/dining room provides a versatile living area, flooded with natural light and offering ample space for both relaxing and entertaining guests. The adjacent fully fitted kitchen/breakfast room is thoughtfully designed with modern conveniences in mind.

Additional living space can be found in the conservatory, offering a tranquil setting to enjoy the views of the surrounding gardens. The principal bedroom boasts fitted wardrobes, providing ample storage and a second bedroom offers flexibility for use as a guest room or office.







Abbotsbury, Bognor Regis

Approximate Area = 976 sq ft / 90.6 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1119 sq ft / 103.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Henry Adams. REF: 1316612

Completing the accommodation, there is a family bathroom and separate WC. The property also benefits from a garage and driveway, offering ample parking space for multiple vehicles.

Offered with no forward chain, this property presents a rare opportunity to stamp your mark on a home in a desirable location. The generous gardens surrounding the property offer endless possibilities for landscaping and outdoor living.

In a popular residential area, this property is ideally located for access to local amenities, schools, and transport links, making it a convenient choice for families, professionals, and retirees alike.

What3Words ///decide.dynamic.reliving

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.