



WHITLOCKS
ESTATE AGENTS

18 Conway Drive, Bognor Regis
£400,000

- No Forward Chain
- Detached Bungalow
- Two Bedrooms
- Open Plan Kitchen / Dining Room
- Spacious Lounge
- Fitted Bathroom and Separate Shower Enclosure
- UPVC Double Glazing and Gas Fired Central Heating Throughout
- Secluded Rear Garden
- Driveway and Garage
- Positioned in a Sought after Location

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Whitlocks Estate Agents are delighted to bring to the market this Detached Bungalow situated in a sought after location just a stones throw away from Pagham Beach and is offered to the market with no forward chain.

The property boasts a bright and spacious Lounge, open plan Kitchen / Dining Room which has views and access onto the rear Garden. Furthermore there are two well proportioned bedrooms, a fitted Bathroom with a separate Shower Enclosure.

Further benefits include UPVC Double Glazing and Gas Fired Central Heating throughout.

Outside to the rear the garden is totally secluded and offers complete privacy, to the front of the property is a Driveway providing off-road parking for several vehicles leading to the Garage.

Viewing is a must to appreciate the spacious accommodation this property has to offer.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, Amusements and a Yacht Club and is a short walk away from St Thomas A 'Becket Church. The Shopping Parade consists of a range of amenities including Convenience Stores, a Doctors Surgery, a Chemist, an Opticians, Bus Links to Bognor Regis and Chichester Town Centre and many more. Local 16th and 18th century Pubs can be found nearby in Nyetimber Village less than half a mile away.

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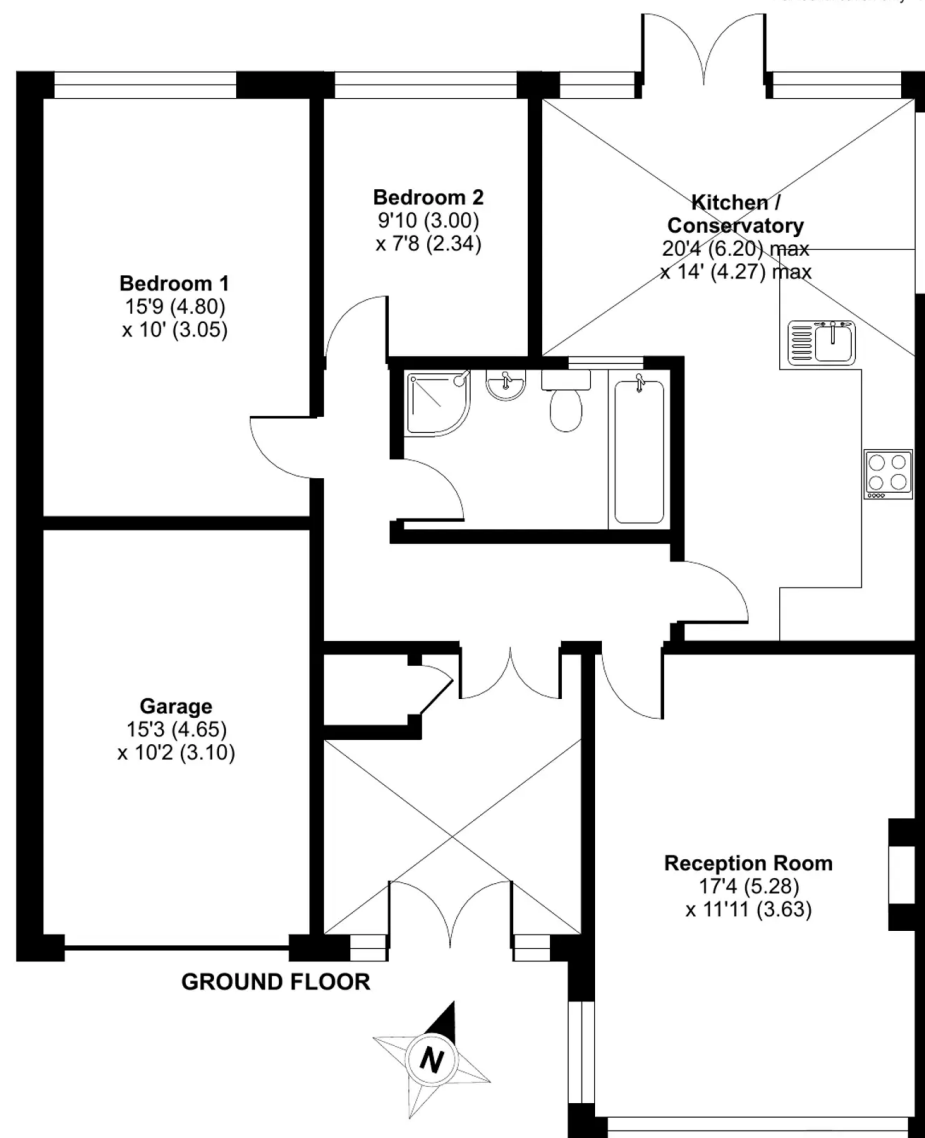
Conway Drive, Bognor Regis, PO21

Approximate Area = 941 sq ft / 87.4 sq m

Garage = 151 sq ft / 14 sq m

Total = 1092 sq ft / 101.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Whitlocks Estate Agents Limited. REF: 1059750

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