



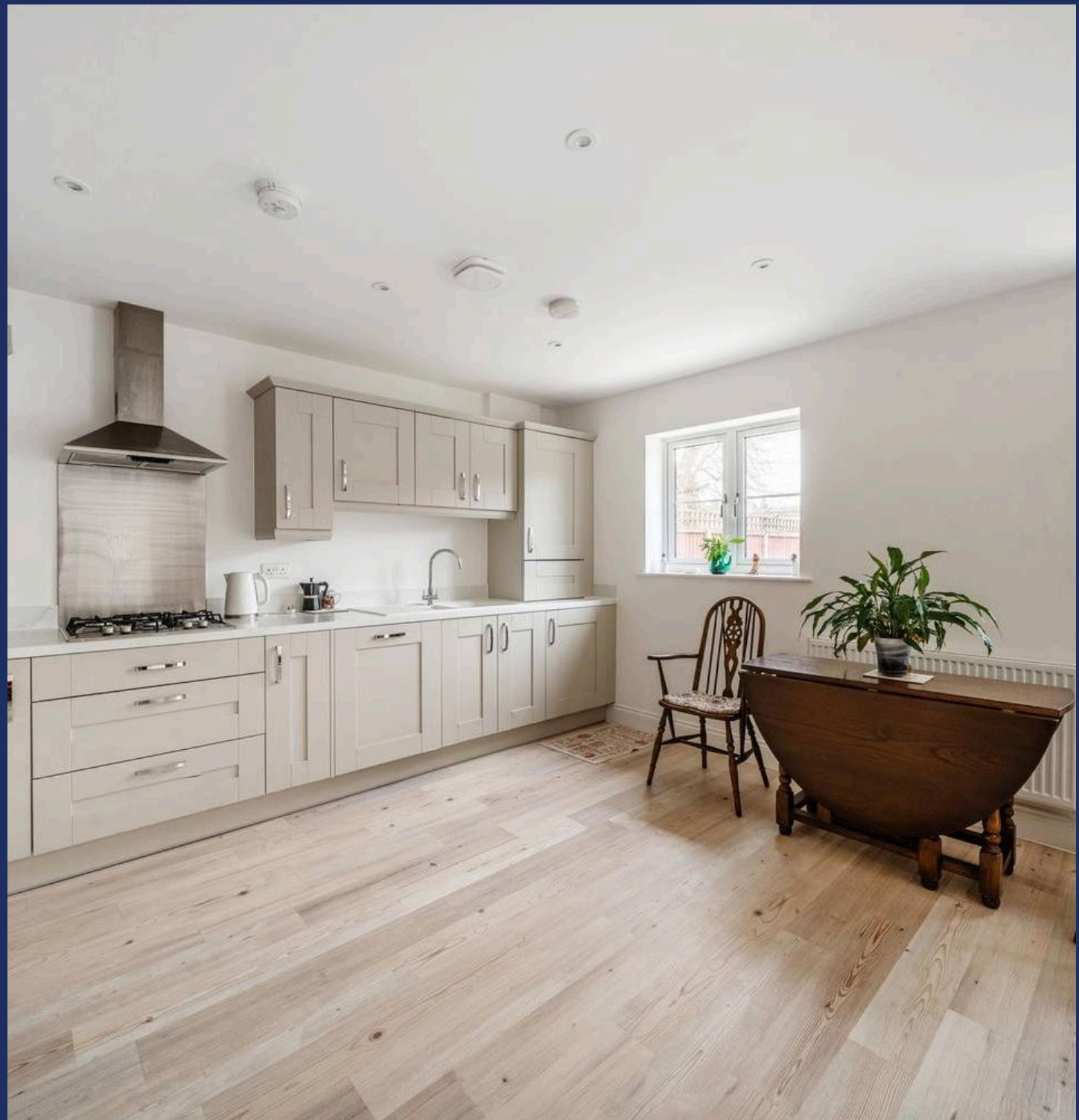
WHITLOCKS
ESTATE AGENTS

11 Farmer Close, Pagham, Bognor Regis, PO21 4FB

£475,000



- Luxury New Build Detached Chalet Bungalow
- Constructed By Drew Smith Homes
- Two Double Bedrooms and Master Suite
- Spacious Open Plan Style Kitchen / Dining / Living Area
- Modern Fitted Kitchen with Integrated Appliances
- Downstairs Bathroom and Upstairs Shower Room
- Secluded Rear Garden
- Garage and Driveway
- UPVC Double Glazing and Gas Fired Central Heating
- Highly Desired Development located in Pagham





We are delighted to present this spacious and luxury new build Detached Chalet Bungalow located on Summer Fields, a highly desired development located in Pagham and constructed by Drew Smith Homes.

The property is arranged over two floors, on the ground floor there is a spacious Entrance Hall with doors leading to all rooms. The high specification Kitchen, featuring top-tier integrated appliances, seamlessly integrates with the Dining area and is strategically positioned to flow into the Lounge with patio doors for easy access to the rear Garden.

In addition to the open plan style living, two double Bedrooms can be found, Bedroom two benefiting from built in wardrobes and the family Bathroom is also located on the ground floor for added convenience.

On the first floor, you will find the Master Suite consisting of a contemporary fitted Shower Room and Dressing Room with built in Wardrobes as well as access to the boiler room. This floor offers the perfect blend of flexibility lending itself to be used as the Master Bedroom or a lovely guest suite for visitors.

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

Outside, the secluded rear Garden boasts a sunny southerly aspect, featuring a patio area perfect for outdoor dining and entertaining and convenient side access.

The front of the property showcases a Driveway providing off road parking, complemented by a detached Garage.

A must-see, viewing is highly recommended to really appreciate the superior specifications and quality that define this remarkable home!







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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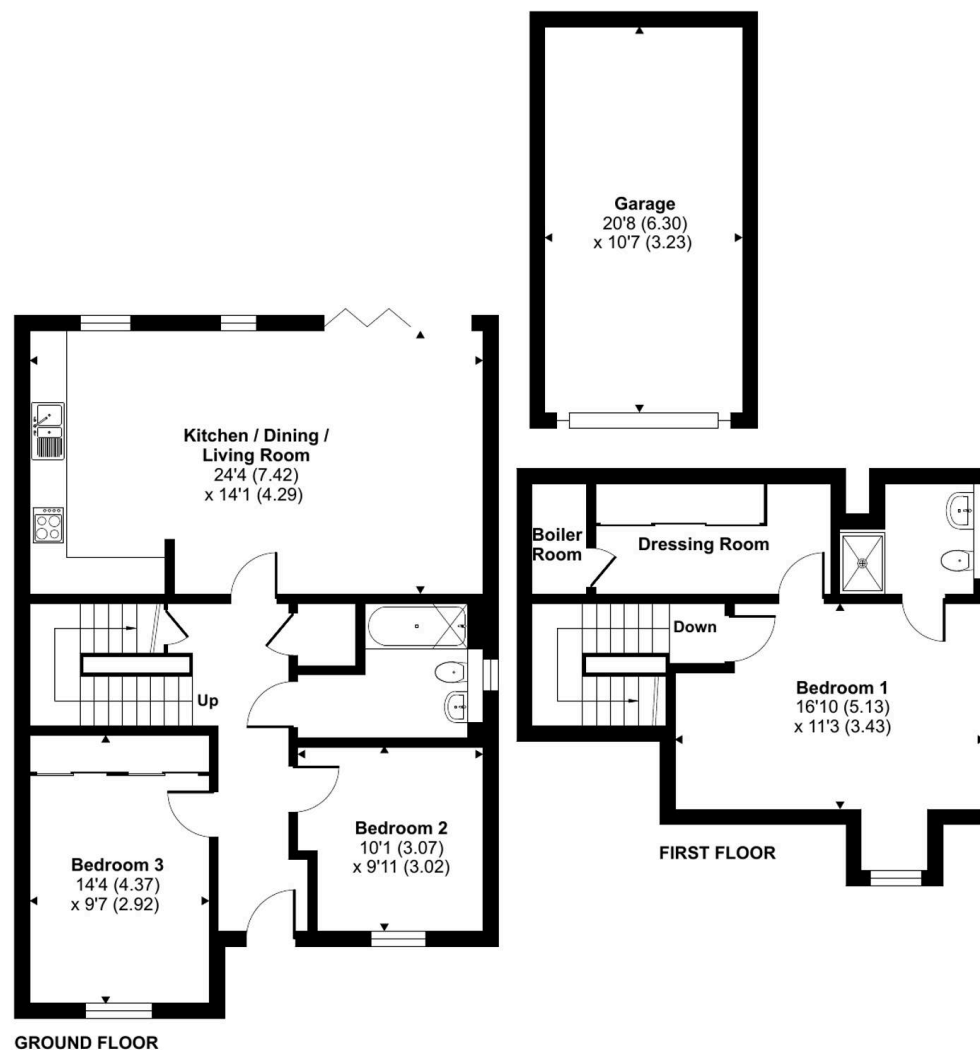
Farmer Close, Bognor Regis, PO21

Approximate Area = 1215 sq ft / 112.8 sq m

Garage = 219 sq ft / 20.3 sq m

Total = 1434 sq ft / 133.2 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). © ncthemcom 2025. Produced for Whitlocks Estate Agents. REF: 1235555





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B