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ESTATE AGENTS

1 Webb Close, Pagham, Bognor Regis
In Excess of £325,000



No Forward Chain.

Situated in the highly sought-after Pagham location, this delightful three-bedroom end-of-terrace home offers an exceptional opportunity for those seeking coastal living. Boasting sea views, this property is perfect for families, professionals, or those looking to downsize without compromising on space.

The spacious lounge/dining room, which opens onto a charming **balcony**, provides the perfect spot to relax and take in the surroundings. The well-appointed fitted kitchen offers ample storage and workspace, while the fitted bathroom features a separate shower enclosure for added convenience.

All three bedrooms are generously sized, ensuring plenty of room and additional comforts include UPVC double glazing and gas-fired central heating throughout.

Externally, the property benefits from a secluded rear garden, ideal for outdoor dining or quiet relaxation. A private driveway leads to the garage, providing off-road parking and additional storage.

With no forward chain, this property is ready for its next owners to move in and make it their own. Early viewing is highly recommended to fully appreciate this fantastic home in an enviable coastal setting.



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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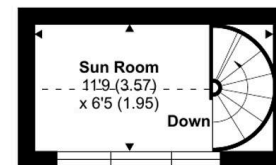
Webb Close, Bognor Regis, PO21

Approximate Area = 973 sq ft / 90.3 sq m
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 1156 sq ft / 107.2 sq m

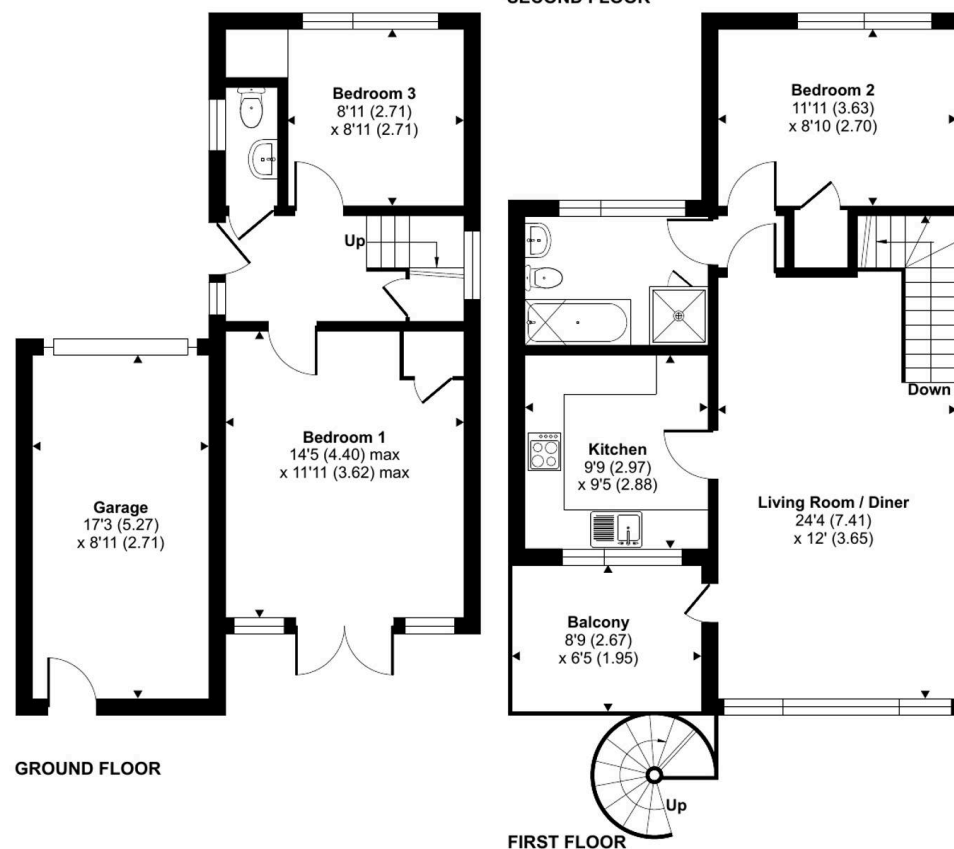
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Whitlocks Estate Agents. REF: 1242231





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold