



WHITLOCKS
ESTATE AGENTS

46 Sea Lane, Pagham
£465,000



No Forward Chain – A Fantastic Coastal Bungalow Opportunity

An excellent opportunity to purchase this spacious detached bungalow, ideally situated just moments from Pagham Beach and within easy reach of a wide range of local amenities. With no forward chain, this home is perfect for buyers looking for a smooth and stress-free purchase.

Conveniently located, the property enjoys proximity to transport links to Chichester and Bognor Regis, as well as nearby shops, a newsagent, pharmacy, and more.

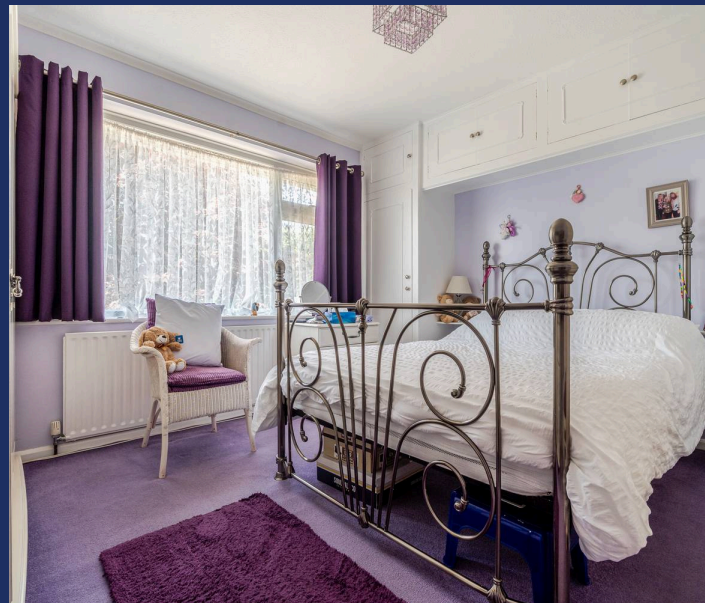
Upon entering, you're welcomed by a generous entrance hall providing access to all main rooms. The kitchen is fully fitted and offers ample storage, while the spacious lounge flows seamlessly into the conservatory, offering lovely views and access to the secluded rear garden.

Accommodation includes three well-proportioned bedrooms and a modern fully fitted wet room, making it a practical and comfortable living space.

Additional benefits include UPVC double glazing and gas-fired central heating throughout.

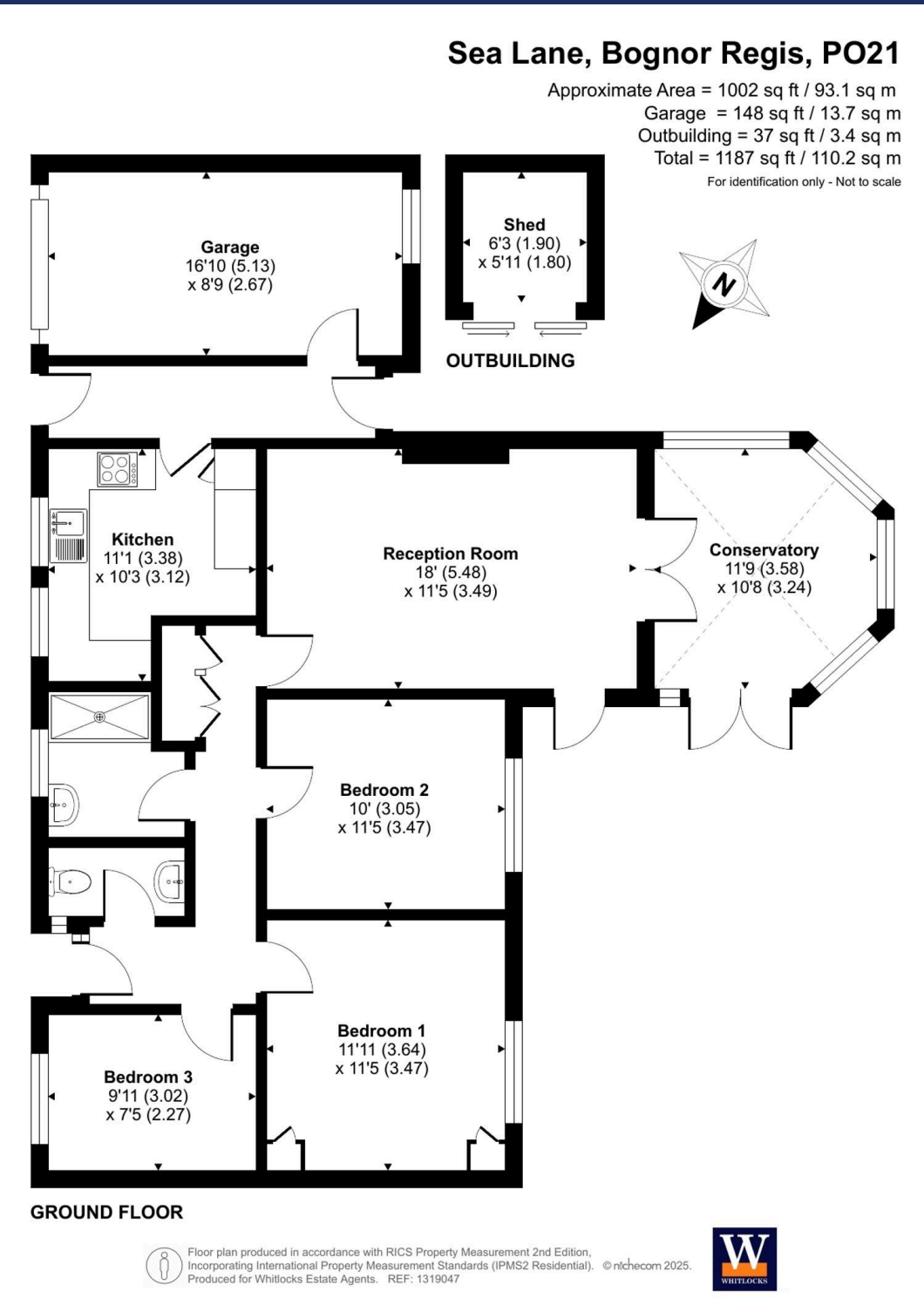
Outside, the private rear garden is mainly laid to lawn with a raised decked area ideal for outdoor dining or entertaining. A covered side access leads back to the front of the property and also offers convenient entry to both the garage and the bungalow itself.

To the front, a large driveway provides off-road parking for several vehicles, leading to a garage with power and lighting.



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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Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E