



WHITLOCKS
ESTATE AGENTS

46 Greenways, Pagham, Bognor Regis
£340,000



Located in a quiet cul-de-sac just half a mile from the seafront, this delightful two-bedroom semi-detached bungalow offers a fantastic opportunity for those seeking a peaceful coastal lifestyle. Offered with no forward chain, the property has been thoughtfully modernised in recent years to create a stylish and comfortable home.

The accommodation features a welcoming entrance hall leading into a spacious and light-filled living room, with patio doors that open directly onto a private, south-facing mature garden and patio. The modern fitted kitchen, also with access to the garden, offers a practical and contemporary space for everyday living. There are two generously sized bedrooms and a modern family bathroom which features underfloor heating, complete with a walk-in shower.

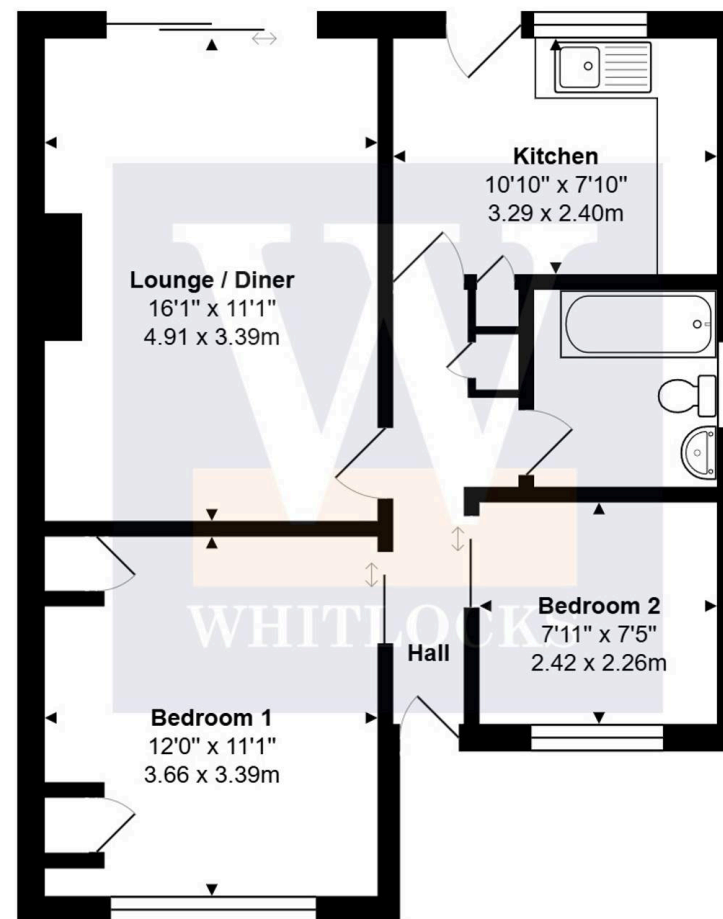
Outside, the property boasts a beautifully maintained, mature rear garden with a sunny southerly aspect, patio area and greenhouse. The detached garage with electric door has been part-converted to provide a home-office and storage area. The driveway provides off-road parking for several vehicles and leads to a newly built carport with a recently installed Ohme Electric Vehicle Charger.

Conveniently situated within walking distance of a range of local amenities including a doctor's surgery, convenience store, post office, hairdresser, and the seafront, this superb bungalow is ideal for anyone looking to enjoy life by the coast.



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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Total Approx.Floor Area 578 ft² ... 53.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D