



WHITLOCKS
ESTATE AGENTS

10 Bridorley Close, Nyetimber, Bognor Regis
£365,000



A much-improved semi-detached chalet bungalow, quietly positioned within a desirable cul-de-sac in one of Pagham's most sought-after residential locations. The property enjoys a southerly-facing, secluded rear garden together with a private driveway providing off-road parking. Tastefully modernised in recent years, the home also benefits from a loft conversion, which has created additional versatile accommodation. The ground floor comprises a spacious entrance hallway, a bright and well-proportioned living room, a modern kitchen with direct access to the rear garden, and a double bedroom served by its own en-suite bathroom. On the first floor there are two generously sized double bedrooms and a contemporary family bathroom, providing well-balanced accommodation throughout.

The property has been enhanced with bespoke fitted wardrobes and desks featuring soft-close drawers, which combine practicality with style. Further improvements include the installation of a water tank, pump and water softener, ensuring excellent water pressure throughout the home.

Externally, the front garden is laid to lawn with hardstanding and a driveway to the side, leading through gated access to the private rear garden. This attractive outside space is mainly laid to lawn and provides an ideal setting for relaxation or entertaining.

Arun District Council has granted planning permission for a single-storey side and rear extension under reference P/63/19/HH. We are advised that electrical wiring has already been installed in readiness for the proposed works. Architectural drawings are available for inspection through Whitlocks.



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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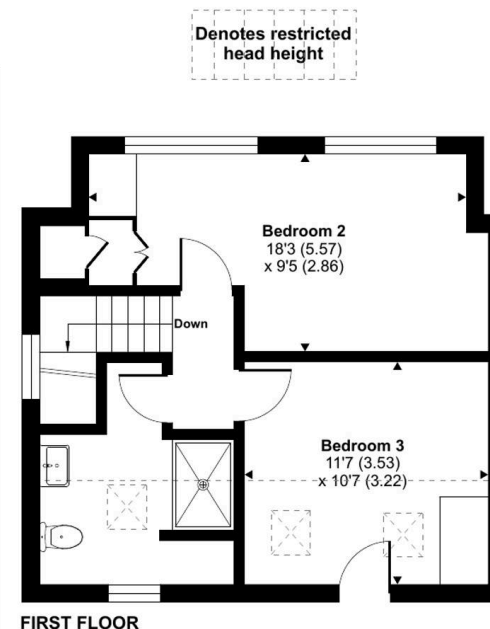
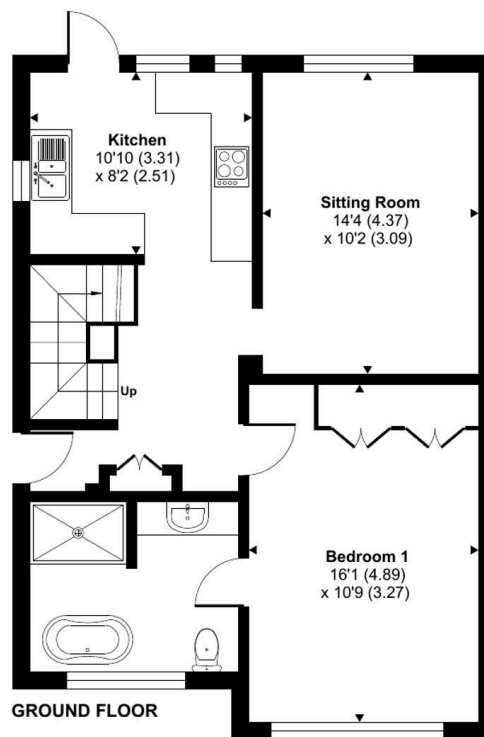
Bridorley Close, Bognor Regis, PO21

Approximate Area = 952 sq ft / 88.4 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Total = 1057 sq ft / 98.1 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). © nitchcom 2025. Produced for Whitlocks Estate Agents. REF: 1330786





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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D