



WHITLOCKS
ESTATE AGENTS

38 Manor Park, Pagham, Bognor Regis
£325,000



A detached two-bedroom bungalow, set at the end of a pedestrian walkway within a quiet cul-de-sac, offered for sale with the added benefit of a garage located in a nearby compound.

The property occupies a generous plot and, whilst now requiring a programme of improvement and refurbishment, presents an excellent opportunity for a purchaser to modernise and add value. The accommodation includes an entrance hall, a sitting/dining room, an inner hall, a kitchen/breakfast room, and two bedrooms.

Externally, the bungalow enjoys a wide frontage and to the rear features a good-sized private garden, mainly laid to lawn with mature flower and shrub borders.

Conveniently positioned close to the parade of shops at Nyetimber, the property is also within approximately 700 yards of the beach and provides easy access to the Pagham Harbour Nature Reserve. Bognor Regis town centre lies around three and a half miles to the east, while the historic cathedral city of Chichester is approximately seven miles distant.

The property is offered with no forward chain.



Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village where the Sea Front, Harbour and Nature Reserve can be found. The historic Village has a variety of amenities including Convenience Stores, a Post Office, a Tea Shop, a Hairdressers and many more. Nyetimber offers fantastic transport links and is within close proximity to the seaside Town Bognor Regis and the Cathedral City of Chichester. Our office is also positioned within the heart of the Village.

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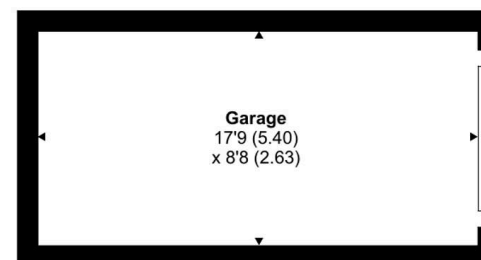
Manor Park, Bognor Regis, PO21

Approximate Area = 767 sq ft / 71.2 sq m

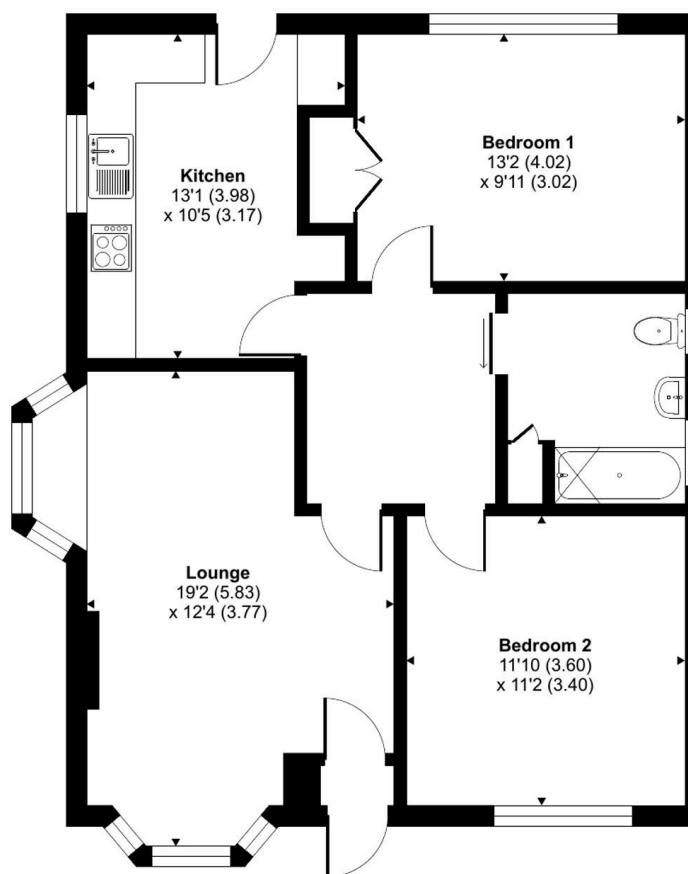
Garage = 153 sq ft / 14.2 sq m

Total = 920 sq ft / 85.4 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Whitlocks Estate Agents. REF: 1358259





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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: