



WHITLOCKS
ESTATE AGENTS

3 Malvern Way, Pagham, Bognor Regis
£350,000

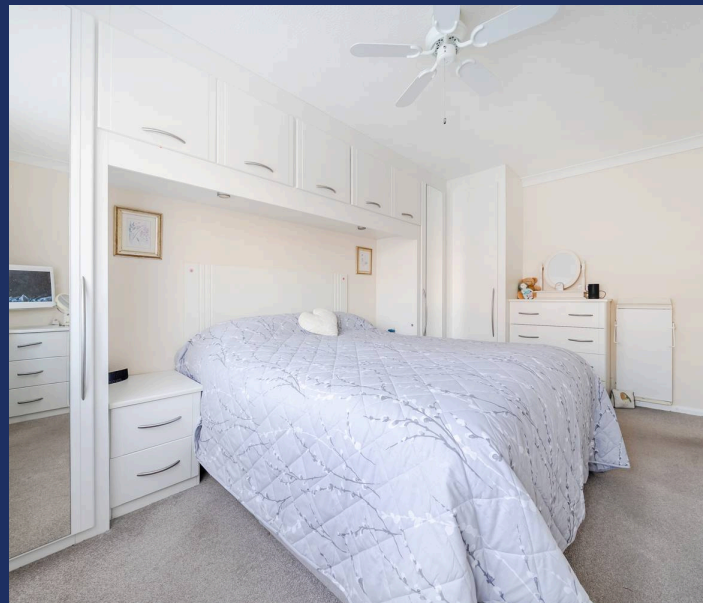
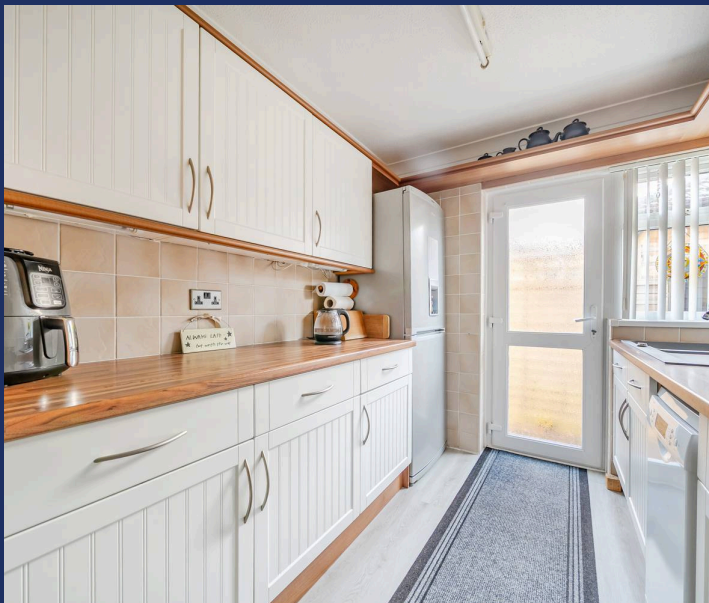


A beautifully presented three-bedroom semi-detached bungalow, peacefully positioned within a quiet cul-de-sac in the sought-after village of Pagham. This delightful home offers generous, versatile living space and is ideally suited to a variety of lifestyles.

The accommodation features an inviting entrance hall with a useful storage cupboard, a bright and spacious living room, and a well-appointed kitchen with side access to both the front and rear gardens. A separate utility room and a cloakroom with W/C further enhance the practicality of the layout.

There are three bedrooms, two of which are comfortable doubles with fitted wardrobes. The third bedroom is currently arranged as a dining room and enjoys direct access to an external decking area, which in turn leads to the conservatory overlooking the rear garden.

Outside, the attractive rear garden is mainly laid to lawn and benefits from raised decking, a shed, and a charming summerhouse. Side access leads to the front of the property, where a driveway provides off-road parking and access to the garage. The garage has been partially converted to create a workshop, with the remaining section incorporated into the bungalow to provide additional interior space.

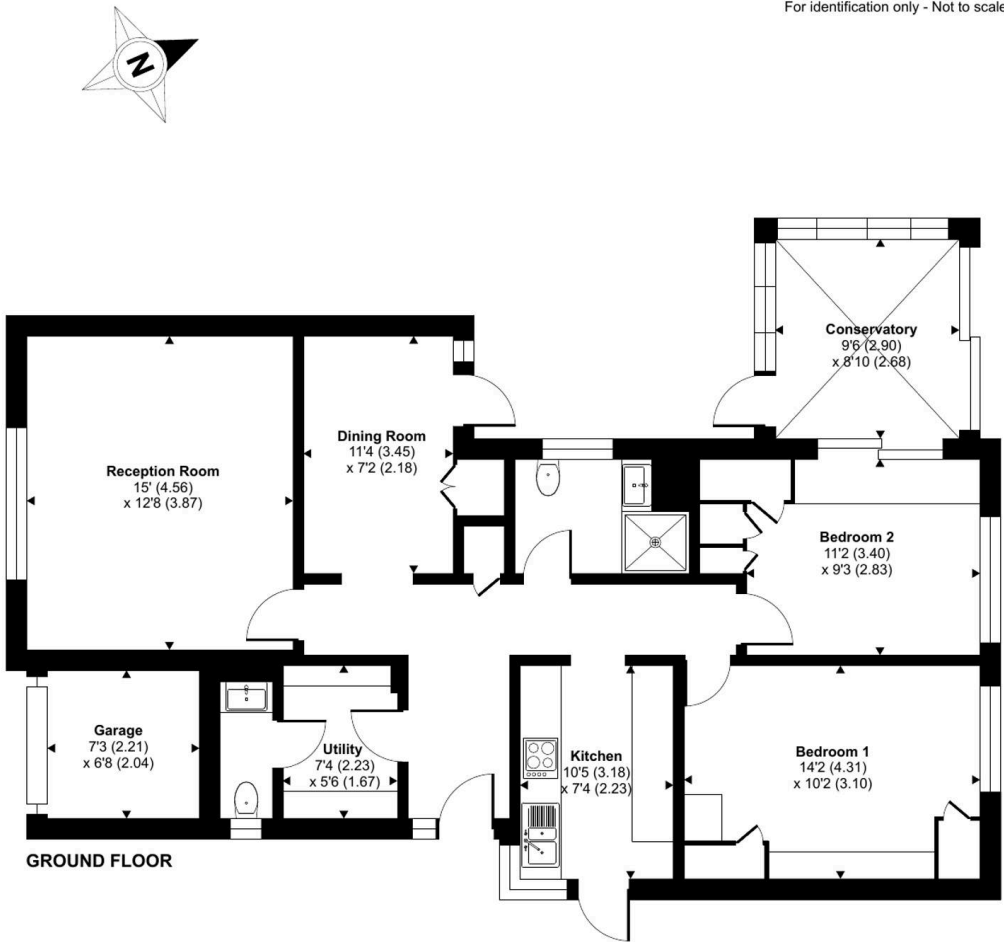


Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, 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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Malvern Way, Bognor Regis, PO21

Approximate Area = 980 sq ft / 91 sq m
Garage = 51 sq ft / 4.7 sq m
Total = 1031 sq ft / 95.7 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). © ncthemcom 2025. Produced for Whitlocks Estate Agents. REF: 1384719





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: