



**WHITLOCKS**  
ESTATE AGENTS

16 Brooklands, Pagham, Bognor Regis

Guide Price £299,000



This well-presented home consists of a storm porch leading to a spacious sitting/dining room, complete with feature fire.

Moving through the property to the rear there is an extended kitchen/diner with access out into the garden via a single door.

On the first floor, off a central landing lies a master bedroom and a second double bedroom, both complete with ample built in storage.

A single bedroom and a family bathroom complete the first floor.

Outside to the rear there is a low maintenance, south west facing garden and a single garage is located within the cul-de-sac a short distance away.



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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: