



WHITLOCKS
ESTATE AGENTS

The Gatehouse, Barton Close, Pagham
Guide Price £675,000



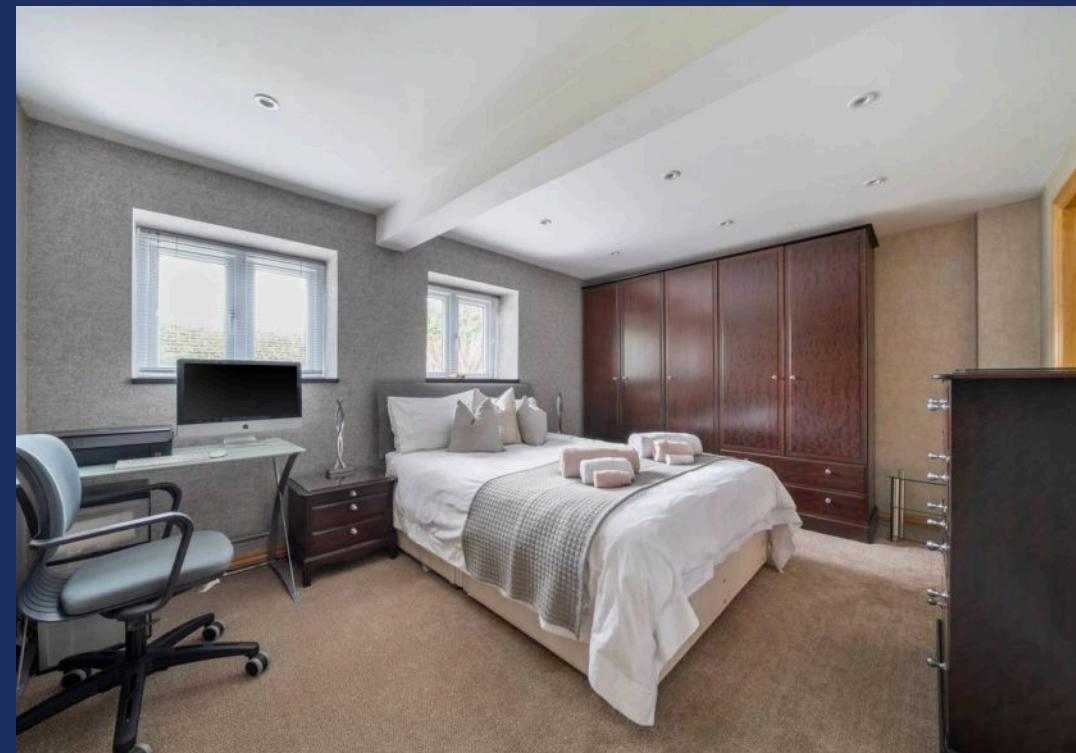
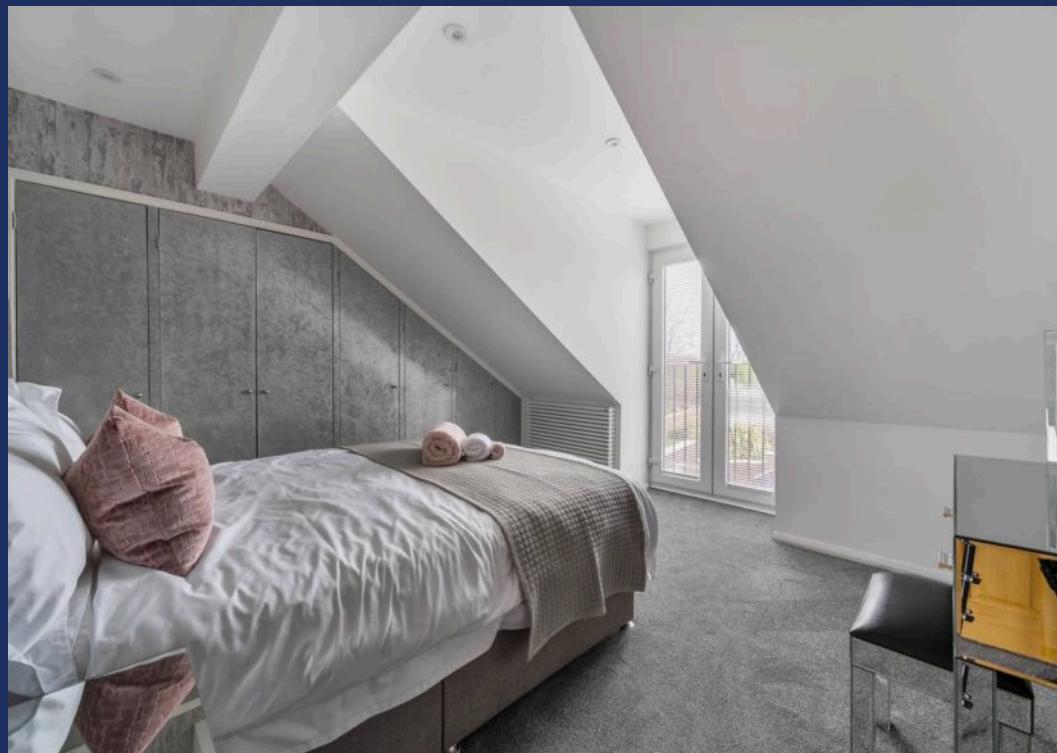
A superbly renovated 5-bedroom family home offering flexible accommodation and benefiting from a carport, garage and very private rear garden. No onward chain.

- No onward chain
- Renovated accommodation
- 5-Bedrooms
- En-suite master bedroom
- Two large ground floor reception rooms
- Driveway parking
- Garage & carport
- Private rear garden
- Located on a quiet & private lane
- Local amenities close by





Nestled at the end of a quiet village lane, this beautifully presented home has been renovated to an exacting standard by the current owner with recent new editions including new carpets throughout and bespoke floor to ceiling radiators. On the ground floor there is an entrance hall which leads to both a spacious dining room and to a light sitting room. To the rear lies a modern, fitted kitchen/breakfast room, complete with useful kitchen island and access out into the rear garden. A spacious en-suite master bedroom with Jack and Jill access completes the ground floor. On the first floor, off a central landing there are four further double bedrooms, all with ample built in or under eave storage. The bespoke family bathroom is fitted with a bath with shower attachment. Outside to the rear lies a very private garden which is mainly laid to lawn and is enclosed by high level hedging. To the front of the property there is ample parking for several vehicles, a carport and a garage. There is a front garden, which is mainly laid to lawn and enclosed by a low level stone wall.



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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Barton Close, Bognor Regis, PO21

Approximate Area = 1623 sq ft / 150.7 sq m (excludes carport)

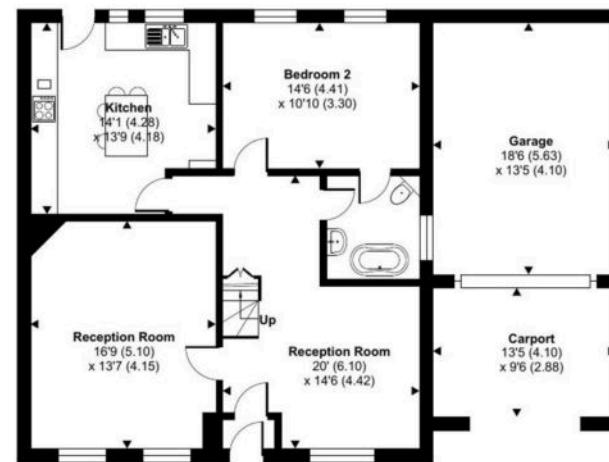
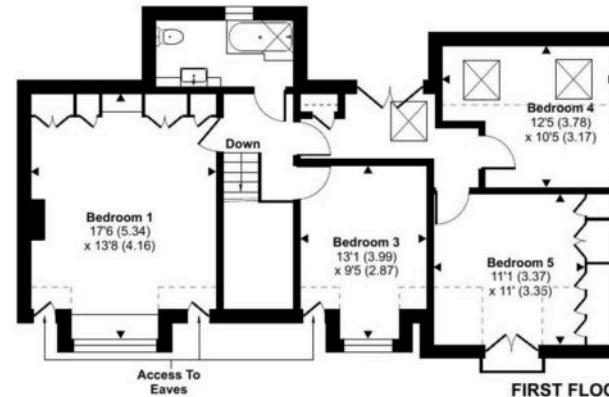
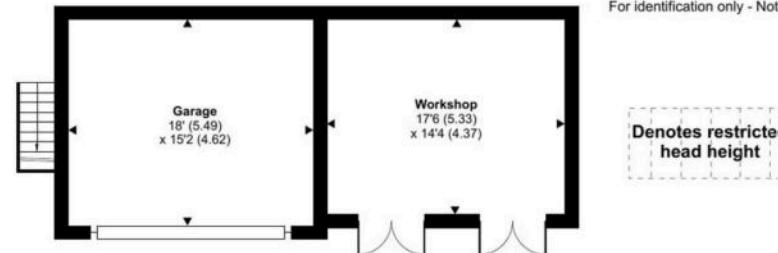
Limited Use Area(s) = 110 sq ft / 10.2 sq m

Garage = 521 sq ft / 48.4 sq m

Outbuilding = 251 sq ft / 23.2 sq m

Total = 2505 sq ft / 232.5 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). © nichecom 2026, Produced for Whitlocks Estate Agents. REF: 1403552





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: TBD
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: