



**WHITLOCKS**  
ESTATE AGENTS

1 Warwick Close, Bognor Regis  
Guide Price £290,000



This well-presented home sits on leafy and green cul-de-sac which has first come first serve parking at each end with the property also having the benefit of a garage. The accommodation flows nicely and is lovely and light due to a west facing front aspect. As you enter there is an entrance hall giving access to a spacious and light sitting room which in turn gives access to a practical and contemporary fitted kitchen/dining room. The latter has access into the rear garden via sliding doors. On the first floor, off a landing there is a good size master bedroom and a second double bedroom, both benefit from built in storage. A single bedroom and a family bathroom complete the accommodation.

Outside, to the rear there is a low maintenance, enclosed garden which is mainly laid to lawn and has a terrace and side gate for access. To the front of the property there is a small front garden area, which is lawned. There is also a garage with up and over door located close by within the cul-de-sac.



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.

Council Tax band: C

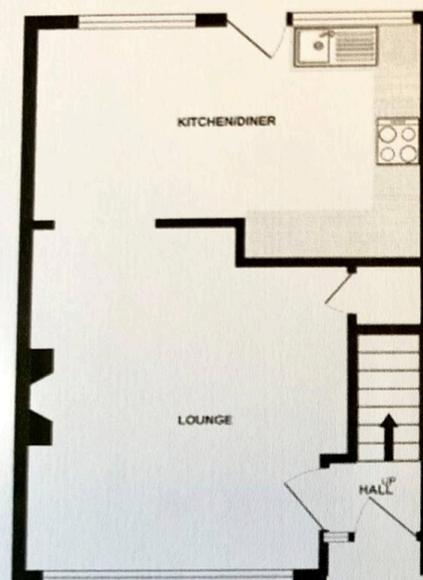
Tenure: Freehold

EPC Energy Efficiency Rating: D

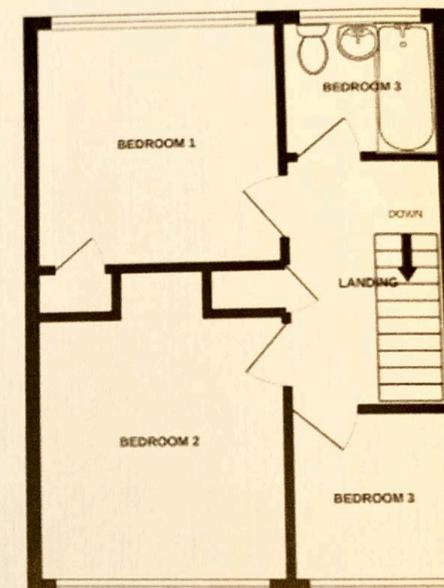
EPC Environmental Impact Rating: E

- Gas fired central heating
- Large sitting room
- Kitchen / breakfast room
- 3 Bedrooms (two with built in storage)
- Family bathroom
- Enclosed rear garden with storage shed
- Garage
- Quiet cul-de-sac location
- Close to the beach and other local amenities
- Popular residential area

GROUND FLOOR  
375 sq. ft. (34.9 sq.m.) approx.



1ST FLOOR  
381 sq. ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA 756 sq. ft. (70.2 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of desks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.  
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## Whitlocks Estate Agents - Bognor Regis & Pagham

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