



WHITLOCKS
ESTATE AGENTS

Church Way, Pagham, Bognor Regis
£400,000



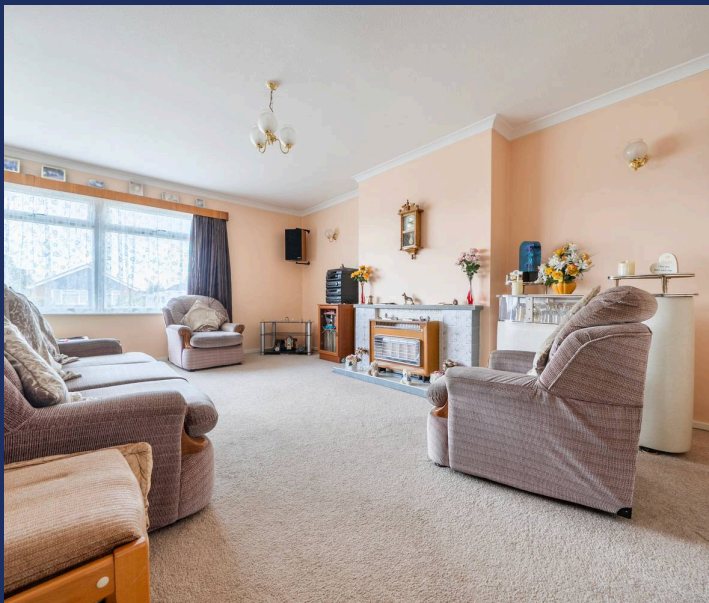
This spacious and well-proportioned three-bedroom detached bungalow offers versatile accommodation, generous living space and excellent potential for modern family living.

The property is arranged around a welcoming entrance hall leading to a bright and spacious L-shaped lounge/dining room, creating an ideal space for both relaxing and entertaining. The layout offers clearly defined living and dining areas while maintaining an open and sociable feel. Positioned to the rear, the substantial conservatory overlooks the garden and provides additional versatile reception space with a pleasant outlook.

There are three well-sized bedrooms, all thoughtfully arranged to provide comfortable accommodation, alongside a family bathroom.

Externally, the property benefits from an attached garage, ample storage a large garden and well-balanced outside space, offering excellent potential for further enhancement or personalisation.

Situated in a sought-after residential location close to local amenities, transport links, and the seafront, this attractive bungalow presents a fantastic opportunity for those seeking single-storey living in a desirable area. Early viewing is highly recommended to fully appreciate the space and potential on offer.



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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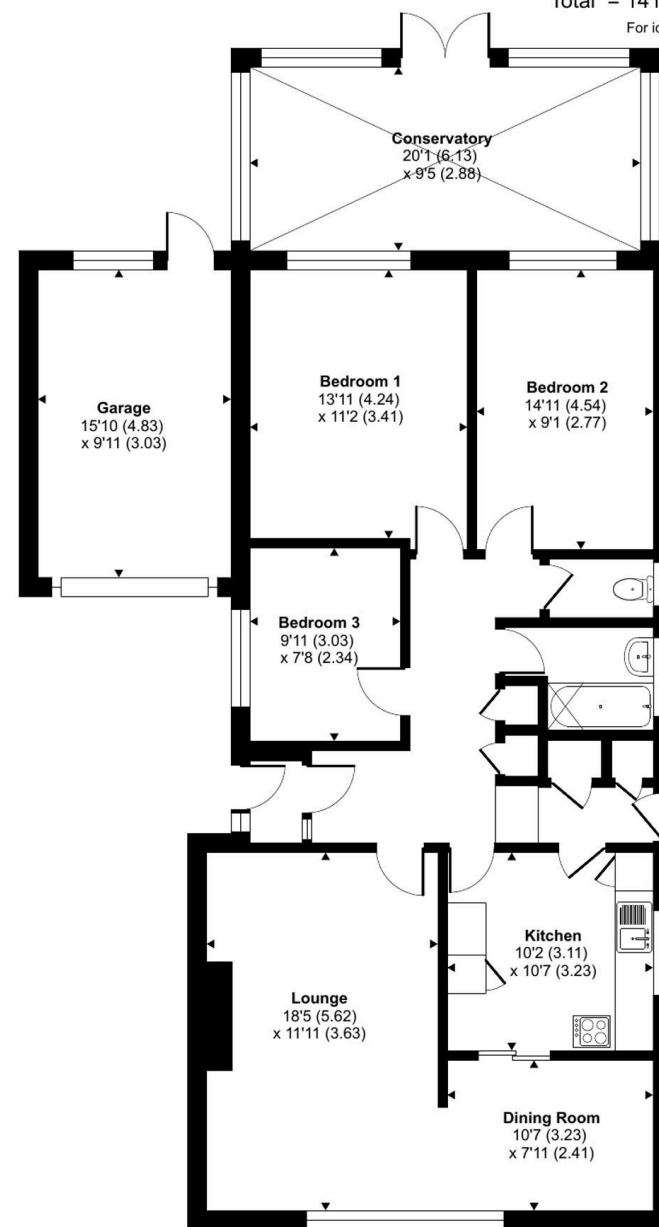
Church Way, Bognor Regis, PO21

Approximate Area = 1257 sq ft / 116.7 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1414 sq ft / 131.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nitchecom 2026. Produced for Whitlocks Estate Agents. REF: 1459301





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: