



**WHITLOCKS**  
ESTATE AGENTS

The Smithy Barton Close, Bognor Regis  
£350,000

- Deceptively Spacious Detached Bungalow
- Impressive Open-Plan Kitchen/Breakfast/Dining Room
- Bright and Generous Reception Room
- Spacious Double Bedroom with Fitted Wardrobes
- Modern Bathroom Suite
- Separate Wc for Added Convenience
- Private Garden Space Ideal for Landscaping or Outdoor Entertaining
- Generous Gravel Driveway Providing Ample Off-Road Parking
- Convenient Location Close to Amenities and Transport Links
- Ideal for Downsizers or Retirement Living





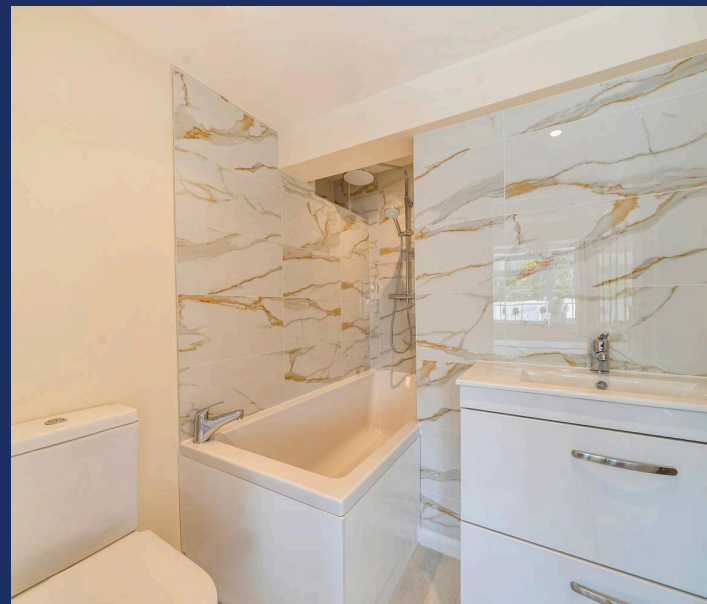
This deceptively spacious detached bungalow offers versatile and well-presented accommodation, ideally suited to a range of buyers seeking comfortable single-level living within a popular residential location. Upon entering, you are welcomed by a central hallway providing access to all principal rooms. The generous reception room offers a bright and inviting space for relaxing or entertaining, while the impressive open-plan kitchen/breakfast/dining room forms the heart of the home. Measuring over 23ft in length, this superb space provides ample room for cooking, dining, and socialising, with a practical layout perfectly suited to modern living.

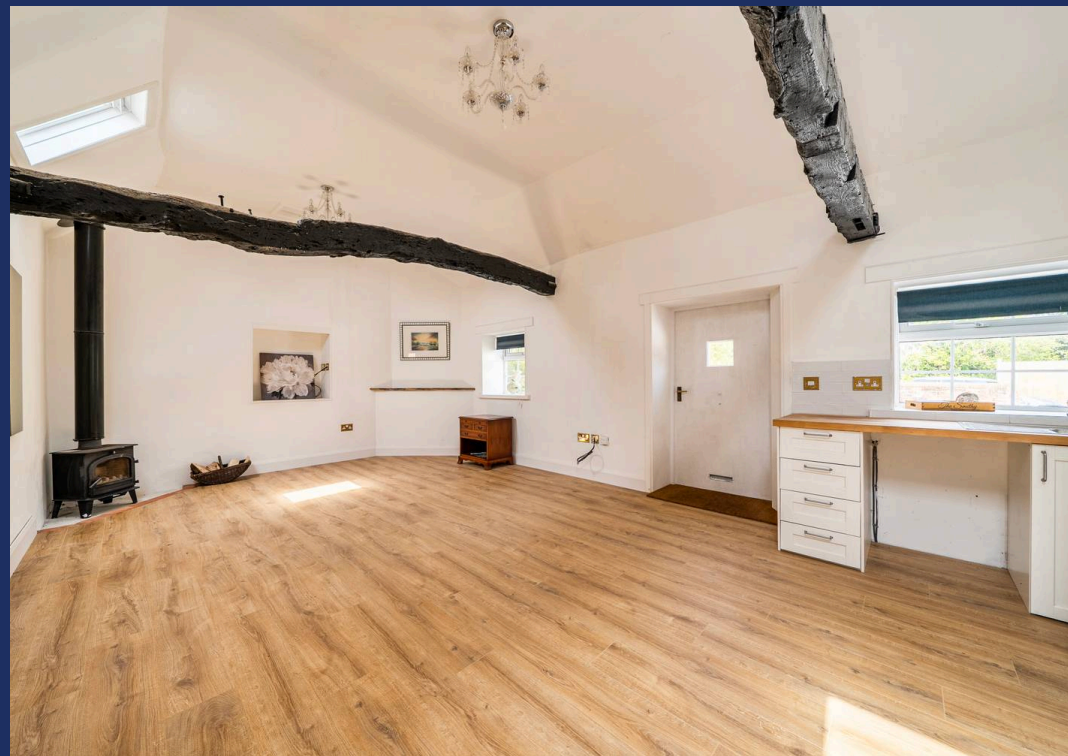
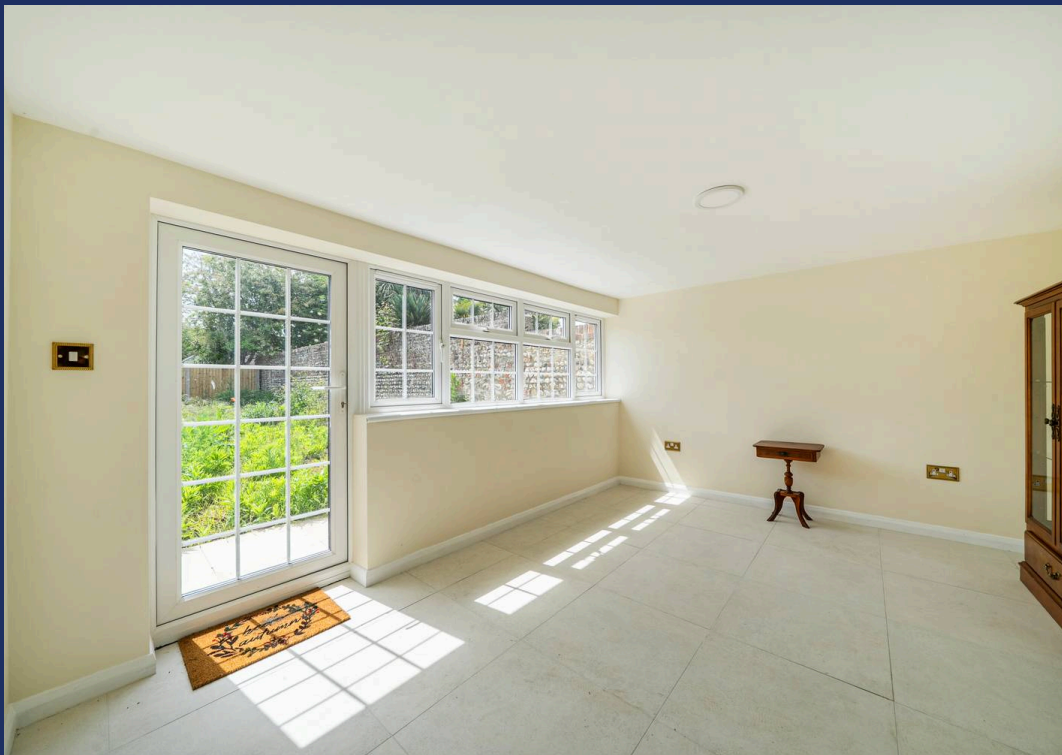
The property benefits from a spacious double bedroom with fitted wardrobes, creating excellent built-in storage, while the flexible layout offers scope for a variety of individual requirements. A well-appointed bathroom fitted with a modern suite is complemented by a separate Wc for added convenience.

Further benefits include double glazing, gas central heating, and neutral décor throughout, allowing buyers to move straight in with ease.

Externally, the property benefits from a generous gravel driveway providing ample off-road parking, together with an enclosed rear garden featuring an attractive character flint wall and offering excellent potential for landscaping or outdoor entertaining. The thoughtfully designed accommodation provides a bright and airy feel throughout while maximising both comfort and practicality.

Conveniently situated close to local amenities, transport links, and everyday facilities, this attractive bungalow represents an excellent opportunity for downsizers, retirees, or buyers seeking easy-to-maintain living in a well-connected area. Early viewing is highly recommended to fully appreciate the space and versatility on offer.





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: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

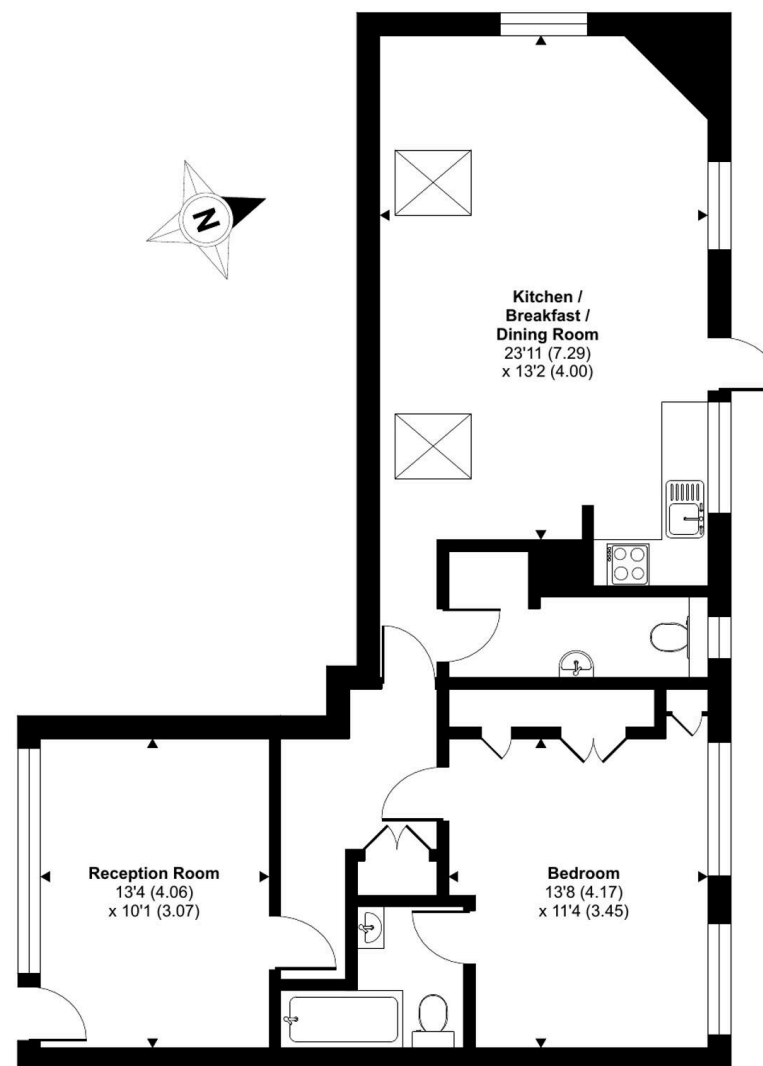
EPC Environmental Impact Rating:

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## Barton Close, Bognor Regis, PO21

Approximate Area = 836 sq ft / 77.6 sq m

For identification only - Not to scale



GROUND FLOOR



## Whitlocks Estate Agents - Bognor Regis & Pagham

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