

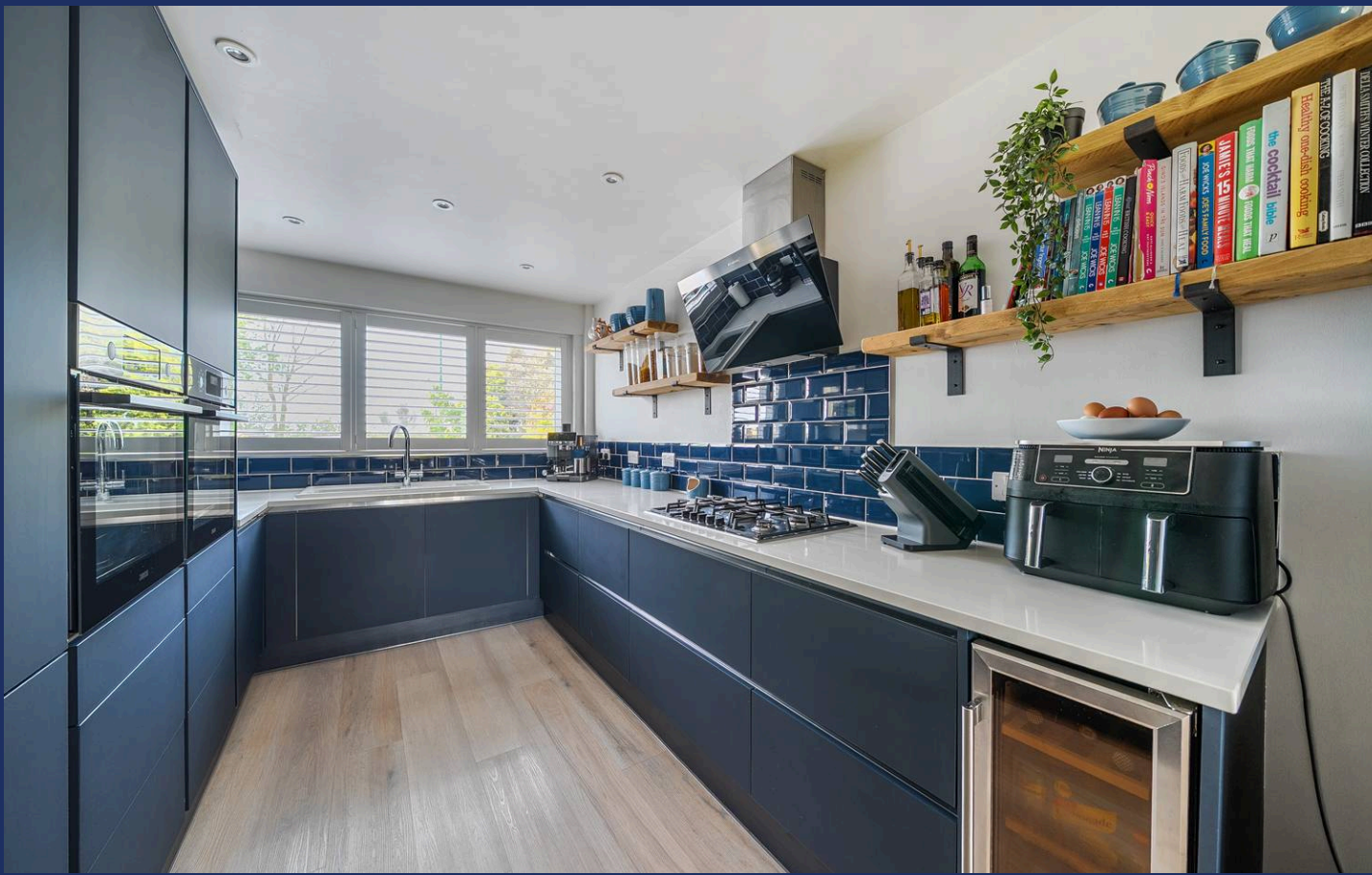


WHITLOCKS
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68 Pagham Road, Bognor Regis
£585,000

- Impressive open-plan kitchen/dining room
- Spacious dual-aspect living room
- Separate utility room
- Versatile layout with ground floor bedroom
- Generous principal bedroom with fitted storage
- Four-bedroom detached home
- Modern family bathroom
- Useful outbuildings including summer house and shed
- Double glazing and gas central heating
- Convenient location close to amenities, schools and transport links





Presenting this well-maintained and deceptively spacious four-bedroom detached home, offering a versatile layout and a great balance of comfort and practicality.

The ground floor features a generous living room alongside an impressive open-plan kitchen/dining room, ideal for both everyday living and entertaining. A separate utility room adds convenience, while the ground floor bedroom offers flexibility for guests, home working, or multi-generational living.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom with fitted storage, all served by a modern family bathroom.

Externally, the property benefits from useful outbuildings, including a shed and a substantial summer house, ideal for storage, hobbies, or a workspace.

Further features include gas central heating, double glazing, and a layout well suited to modern living. Conveniently located close to local amenities, schools, and transport links, this home is ideal for families or professionals alike.

Early viewing is highly recommended.









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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Pagham Road, Bognor Regis, PO21

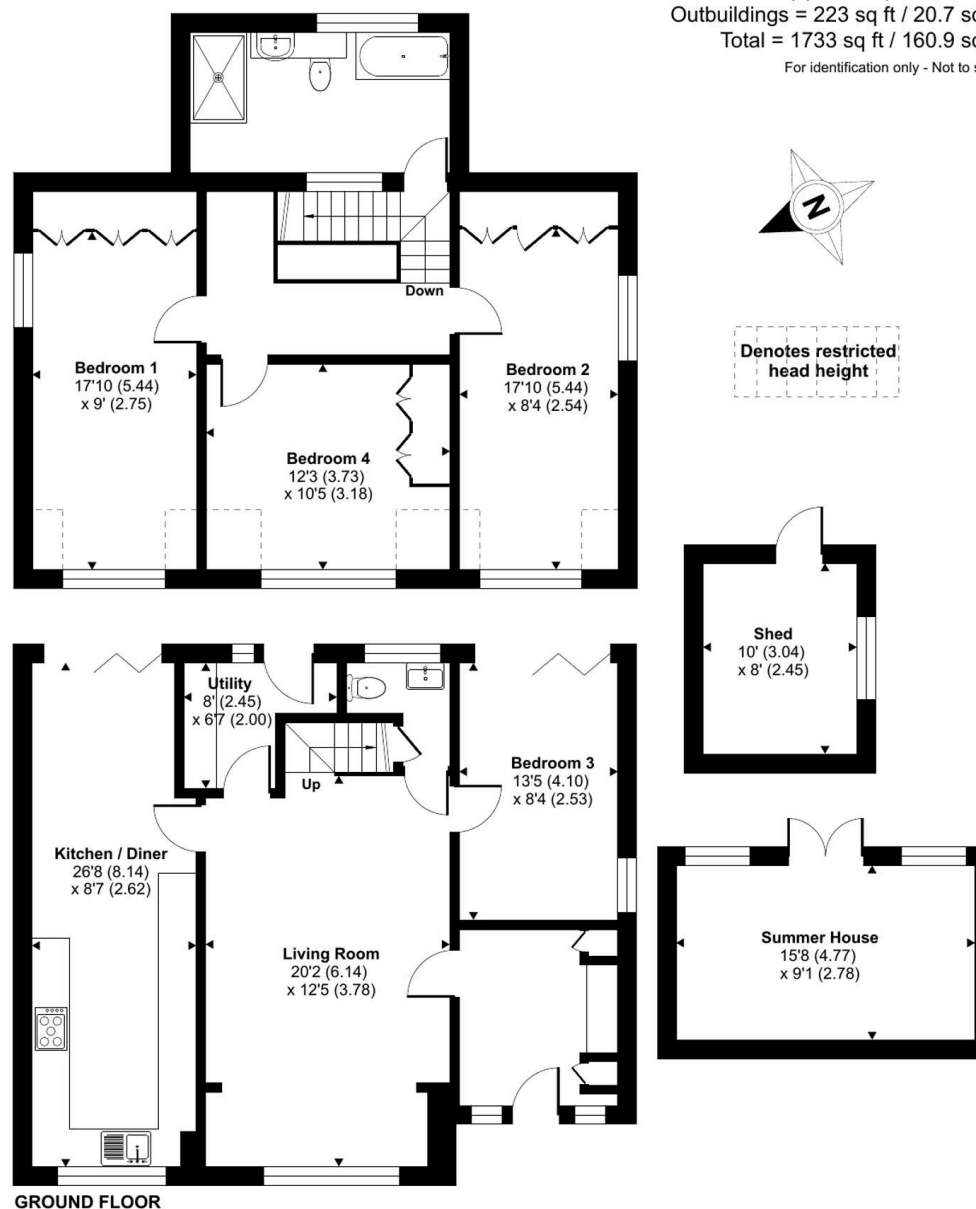
Approximate Area = 1469 sq ft / 136.4 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Outbuildings = 223 sq ft / 20.7 sq m

Total = 1733 sq ft / 160.9 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). © nitchcom 2026. Produced for Whitlocks Estate Agents. REF: 1449380





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E