



WHITLOCKS
ESTATE AGENTS

Mulberry Court, Bognor Regis
Guide Price £300,000



Approximately 200 metres from Pagham Beach, this beautifully renovated three bedroom end of terrace home perfectly blends coastal charm with contemporary style. From the moment you arrive, it's clear this home has been lovingly transformed by its current owners. Behind the attractive picket fence and front lawn sits a property that is ready to move straight into, having benefited from extensive improvements including a complete rewire and new heating system.

Step inside and you're welcomed by an inviting entrance hall, with a convenient ground floor WC and practical utility area. The heart of the home is the stunning open plan living and dining space, flooded with natural light from large windows and sliding doors opening onto the south facing garden. Contemporary hard flooring flows throughout the ground floor, creating a stylish and seamless feel. The kitchen is sure to impress, featuring elegant light grey shaker style cabinetry, marble effect worktops, integrated double AEG ovens, gas hob, pan drawers, under unit lighting and a generous pantry cupboard, perfectly designed to accommodate a coffee station and additional storage.

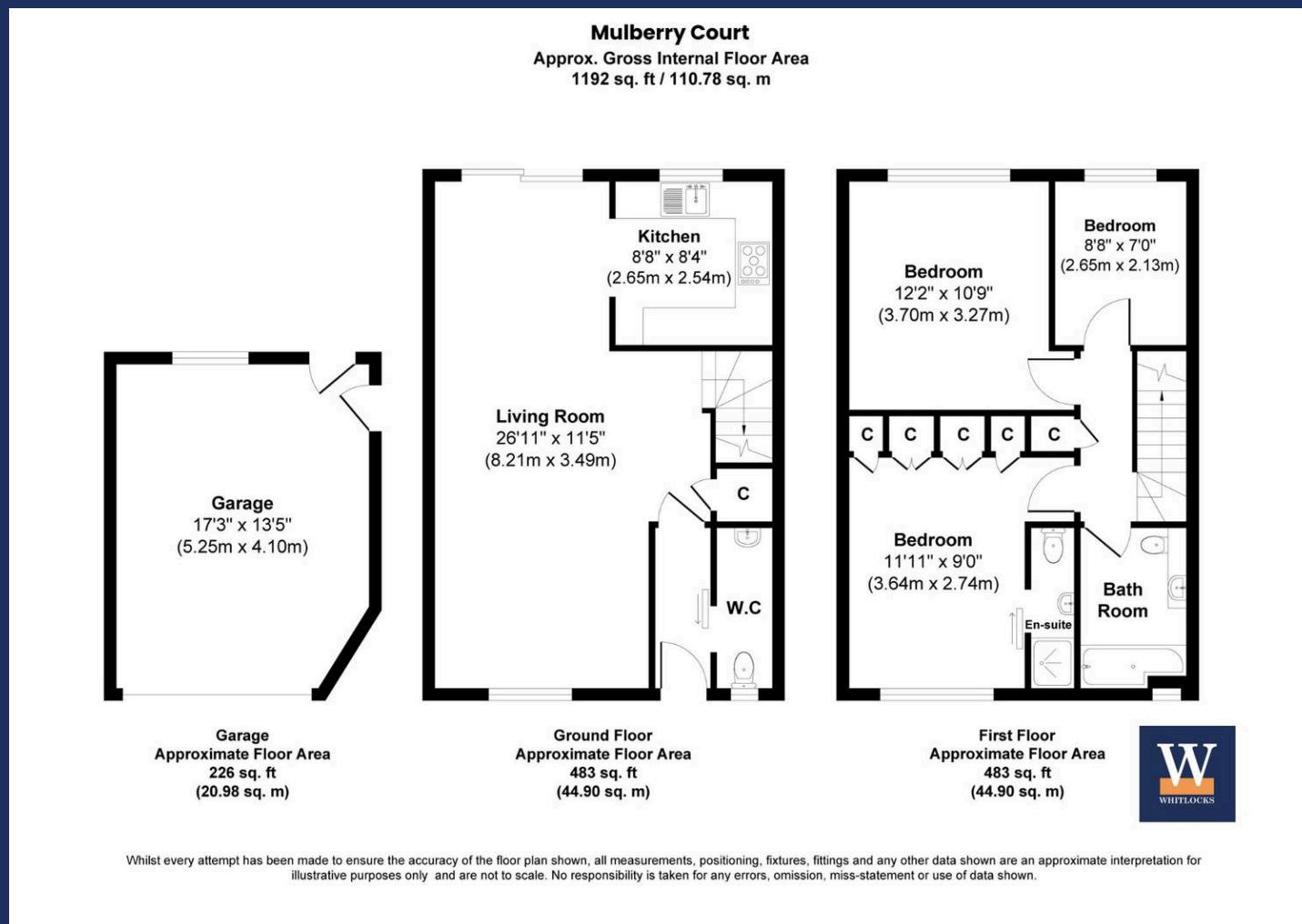
Upstairs, you'll find three beautifully presented bedrooms, including two generous doubles. The principal bedroom benefits from ample wardrobe storage and a modern en suite shower room. Bedrooms two and three enjoy delightful glimpses of the sea, a wonderful reminder of the property's enviable coastal setting. Attractive panelling and tasteful décor add warmth and character throughout. The family bathroom has been thoughtfully designed and features a bath with rainfall shower and separate handheld attachment, stylish vanity unit and WC.

Outside, the south facing garden has been designed with both entertaining and relaxation in mind, offering a spacious patio area, lawn, raised planters and contemporary slatted fencing. The larger than average garage benefits from power and provides excellent space for parking, storage or a workshop, complemented further by off street parking to the front.



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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Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D