



WHITLOCKS
ESTATE AGENTS

East Front Road, Pagham, Bognor Regis
£675,000



This spacious and well-presented three-bedroom detached bungalow offers versatile accommodation, generous living space and excellent potential, all situated in a highly desirable residential location.

The property is entered via a welcoming hallway that leads through to the heart of the home – a bright and spacious open-plan living and dining room, providing an ideal setting for both everyday living and entertaining. Flooded with natural light, this impressive space enjoys a seamless flow and offers direct access to the delightful sun room, creating an additional reception area with pleasant views of the garden.

The well-appointed kitchen is fitted with a range of units and ample worktop space, offering both practicality and functionality. Adjacent to the kitchen is a useful utility room, providing additional storage and laundry facilities with access to the outside.

The accommodation comprises three bedrooms, all of which are well-proportioned and offer flexibility for family living, guests, or those working from home. The principal bedroom enjoys a bright aspect which includes a modern ensuite with large spa shower, while the remaining bedrooms are served by a family bathroom and separate wc, adding convenience for both residents and visitors.

Externally, the property benefits from a substantial detached garage, offering excellent storage, workshop potential, or secure parking. The bungalow is set within attractive grounds and enjoys a peaceful setting while remaining conveniently located for local amenities, transport links and the seafront.

Offering well-balanced accommodation throughout, this charming bungalow presents an excellent opportunity for a wide range of purchasers seeking comfortable single-storey living in a sought-after location.

Early viewing is highly recommended to fully appreciate the space, versatility and potential this wonderful home has to offer.





- Detached three-bedroom bungalow
- Spacious open-plan living/dining room
- Well-equipped fitted kitchen
- Principle bedroom includes a modern ensuite with large spa shower
- Bright and airy sun room
- Separate utility room
- Family bathroom and separate WC
- Generous detached garage
- Popular residential location
- Close to local amenities and transport links





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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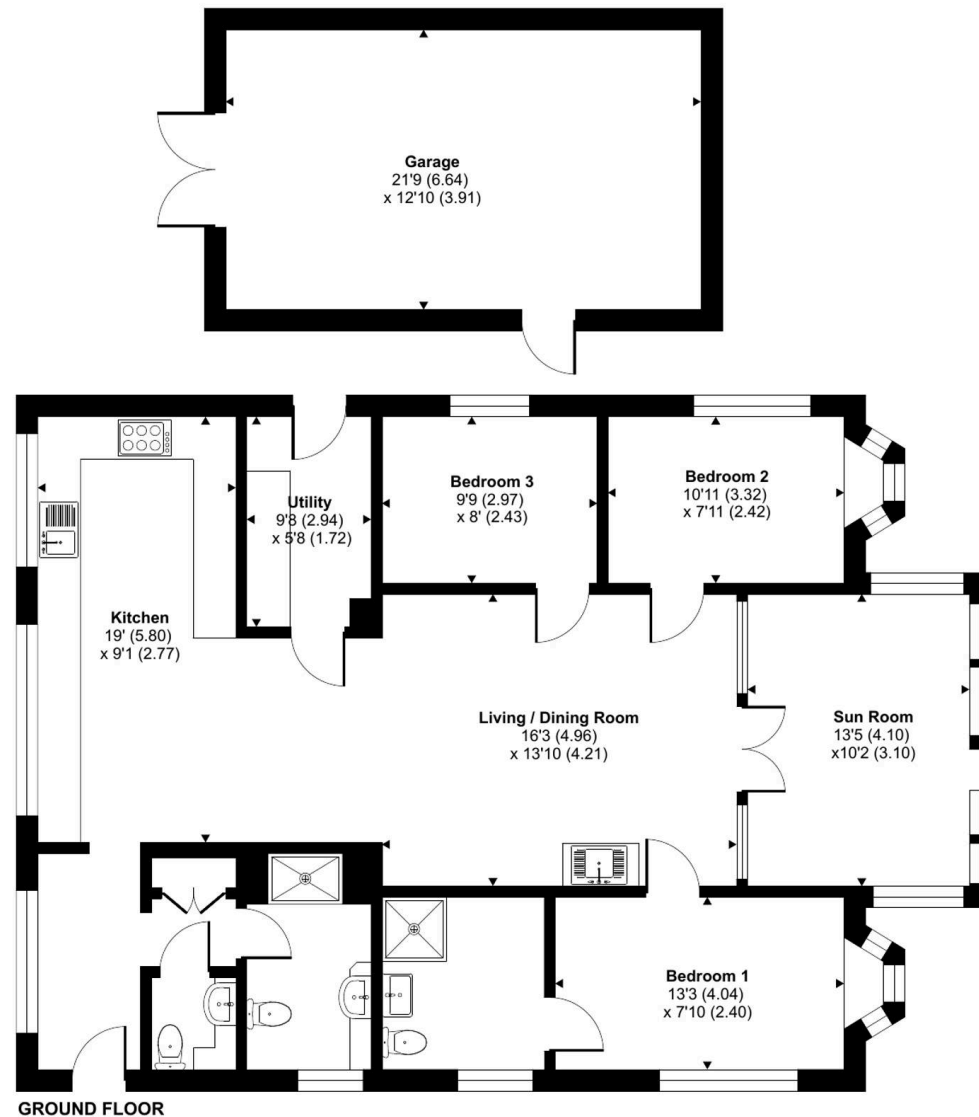
East Front Road, Bognor Regis, PO21

Approximate Area = 1194 sq ft / 110.9 sq m

Garage = 279 sq ft / 25.9 sq m

Total = 1473 sq ft / 136.8 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), © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1468667





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Council Tax band: D
Tenure: Freehold