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Silverdale Close, Bognor Regis
Guide Price £335,000



Occupying an enviable position just one road back from the seafront, this impressive two/three bedroom home in Silverdale Close, Bognor Regis enjoys sea views, a desirable south facing aspect and a private balcony overlooking the coast. With a versatile reverse level layout, internal garage, driveway parking and low maintenance outside space, it offers an excellent balance of practicality and coastal living. The ground floor features two well proportioned bedrooms, including a spacious principal bedroom with ample room for furniture and storage. The second bedroom is ideal for family or guests and could also serve as a home office. A separate WC, useful utility area and internal access to the garage complete this level.

Upstairs, the main living accommodation has been positioned to make the most of the elevated outlook. The generous living room is bright and inviting, while the Shaker style kitchen offers fitted cabinetry, integrated appliances and a sink positioned to enjoy views towards the balcony.

Adjoining the kitchen is a light filled sun room, creating an additional seating area and direct access to the south facing balcony. Overlooking the sea, this is a wonderful spot for morning coffee, outdoor dining or simply enjoying the coastal setting.

A separate dining room provides excellent flexibility and could also be used as a third bedroom, guest room, snug or home office. A contemporary shower room completes the first floor.

Outside, an enclosed patio and manageable garden provide private, low maintenance space for relaxing and entertaining.

The seafront is just one road away, while Pagham Nature Reserve, local amenities and nearby bus routes are all within easy reach.

With sea views, flexible accommodation, garage, parking and a superb coastal position, this distinctive home is well suited to buyers seeking both versatility and lifestyle.

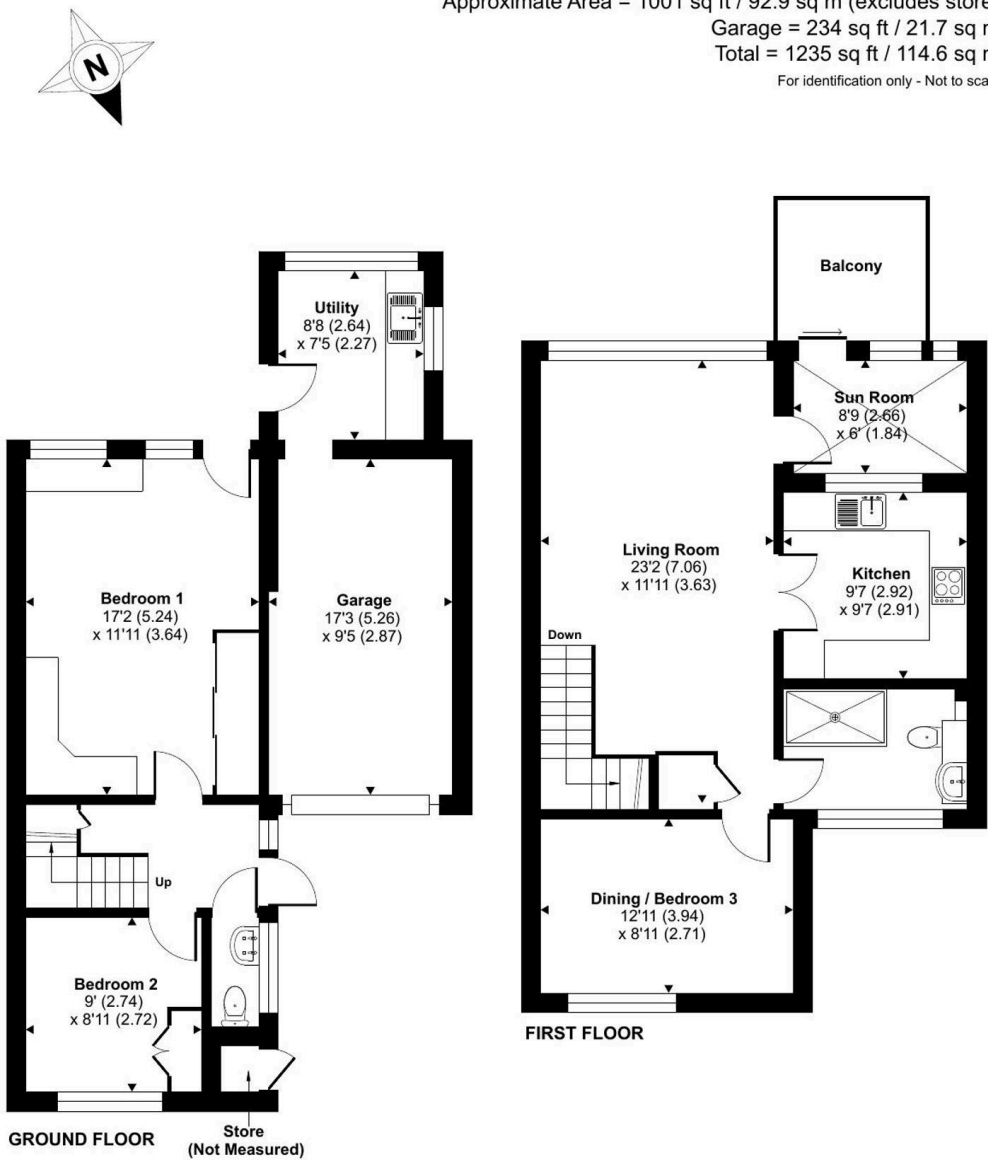


Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, 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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Silverdale Close, Bognor Regis, PO21

Approximate Area = 1001 sq ft / 92.9 sq m (excludes store)
Garage = 234 sq ft / 21.7 sq m
Total = 1235 sq ft / 114.6 sq m
For identification only - Not to scale





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D