



WHITLOCKS
ESTATE AGENTS

Baler Grove, Bognor Regis
Guide Price £285,000



Offering stylish and well arranged accommodation across two floors, this attractive two bedroom end of terrace home is beautifully maintained throughout and ideally suited to first time buyers, couples, young families or investors seeking a comfortable and practical property.

The ground floor is centred around an impressive open-plan kitchen and living area, creating a bright and sociable space for both everyday living and entertaining. The contemporary kitchen is fitted with a good range of units and offers ample worktop and storage space, together with an integrated dishwasher and fridge freezer. The generous proportions of the room allow for clearly defined areas for both relaxing and dining.

French doors open directly onto the rear garden, allowing plenty of natural light into the room and creating a pleasant connection between the internal living space and the outdoors.

Also positioned on the ground floor is a useful WC, together with an additional practical area off the entrance, providing further flexibility and storage for day to day living.

Moving upstairs, the first floor offers two well proportioned bedrooms, both providing comfortable and versatile accommodation with space for bedroom furniture and storage.

A particularly useful feature of the home is the provision of two separate bathrooms on the first floor, offering an excellent level of convenience and practicality for couples, family members or visiting guests.

Outside, the property benefits from an attractive landscaped rear garden, featuring a neatly maintained lawn, paved patio areas ideal for outdoor seating and entertaining, established planting and useful garden storage. The enclosed layout provides a good degree of privacy and creates a pleasant, low maintenance outdoor space that can be enjoyed throughout the warmer months.



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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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B