



7 Church Close | Bognor Regis | PO21 4NT

Guide Price £578,000

Freehold



**hancock**  
Lettings & Estate Agents



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4NT

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- Semi-Detached
- Close Distance To Amenities
- Council Band D
- Large Private Driveway
- Seaside Location
- Walking Distance To Beach
- Five Bedrooms
- Corner Plot
- Utility Room
- Solar Panels

#### Description

Hancock and Partners are delighted to present this exceptional five-bedroom semi-detached home, beautifully positioned in the picturesque coastal village of Pagham, West Sussex.

This spacious property boasts a bright and inviting living room, featuring a charming wood burner and a front-facing aspect that allows for an abundance of natural light. The large kitchen offers ample storage and generous dining space, making it ideal for entertaining family and friends. Additionally, the property benefits from a substantial utility room, perfect for laundry and extra storage, along with a versatile and large second reception and W/C.

Upstairs, you will find five well-proportioned bedrooms, including four spacious doubles and a fifth bedroom currently being used as a home office. The home is further complemented by a modern shower room with a walk-in shower and a stylish family bathroom featuring a bathtub.

Set on a generous corner plot, the property enjoys a beautifully landscaped garden, combining a patio and lawned area with a





what3words ///

biked.bathtubs.garages



dedicated seating space—perfect for soaking up the afternoon sun and enjoying stunning sunsets. A large private driveway provides ample off-road parking for multiple vehicles. The home also benefits from solar panels, offering potential savings on energy bills and generating additional income.

Why Pagham ?

Nestled along the West Sussex coastline, Pagham is a sought-after location offering a relaxed coastal lifestyle with excellent local amenities.

Coastal Charm – Enjoy picturesque beaches, scenic walks, and watersports.

Natural Beauty – Close to Pagham Harbour Nature Reserve, a haven for wildlife enthusiasts.

Community Spirit – A friendly village with local pubs, shops, and a welcoming atmosphere.

Convenience – Easy access to Bognor Regis and Chichester, offering schools, healthcare, and shopping.

Perfect for Families & Retirees – A safe, peaceful setting with a range of property styles to suit all lifestyles.

Additional Information :

Tenure : Freehold

Council Band : D

Broadband : Up To 80mbps

Mobile Coverage : EE, Three, O2, Vodafone

This fantastic family home is a rare opportunity in a highly desirable location. Contact Hancock and Partners today to arrange a viewing!





### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>64</b>               | <b>71</b> |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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