

# White & Brooks

BOGNOR REGIS

## £485,000

West Front Road • Pagham • West Sussex

### “Link Detached Bungalow”



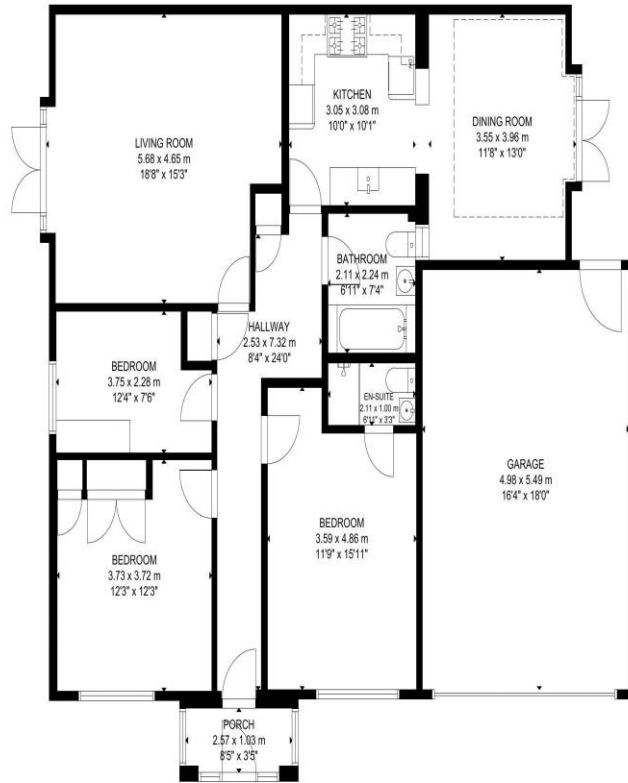
- ❖ 100 Yards Of Pagham Beach & Walking Distance To The Nature Reserve
- ❖ 3 Double Bedrooms
- ❖ Kitchen
- ❖ Dining Room/Conservatory
- ❖ En-Suite To Primary Bedroom
- ❖ Family Bathroom
- ❖ Off Road Parking For Numerous Vehicles
- ❖ Double Garage
- ❖ Enclosed Rear Garden

## About The Property

White & Brooks are delighted to offer for sale this link detached bungalow, Situated in the sought after location of Pagham, within 100 yards of Pagham Beach, walking distance to the Nature Reserve and close to local shops and amenities. The accommodation briefly comprises, three double Bedrooms, Living Room, Kitchen, Dining Room/Conservatory, En-Suite to Primary Bedroom and a separate Family Bathroom. The property offers off road parking for numerous vehicles and a double garage. There is also an enclosed rear garden. An internal viewing is essential to appreciate the location and accommodation on offer.

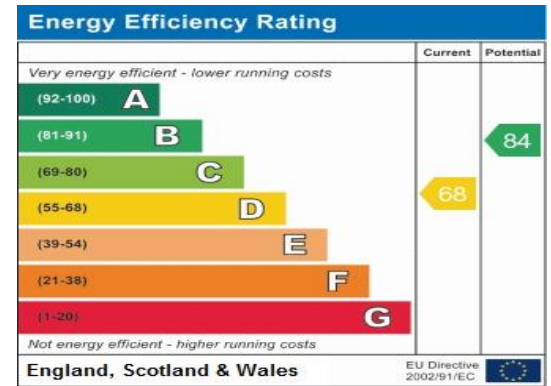


# Floorplan and EPC



GROSS INTERNAL AREA  
 TOTAL: 1,217 sq ft/ 113 m<sup>2</sup>  
 FLOOR 1: 1,217 sq ft/ 113 m<sup>2</sup>  
 GARAGE: 294 sq ft/ 27 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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# Room Details

**Entrance Porch**

**Entrance Hall**

**Bedroom 1** 11' 9" x 18' 11" (3.58m x 5.76m)

**En-Suite**

**Bedroom 2** 12' 3" x 12' 3" (3.73m x 3.73m)

**Bedroom 3** 12' 4" x 7' 6" (3.76m x 2.28m)

**Living Room** 18' 8" x 15' 3" (5.69m x 4.64m)

**Family Bathroom**

**Kitchen** 10' 0" x 10' 1" (3.05m x 3.07m)

**Dining Room/Conservatory** 11' 8" x 13' 0" (3.55m x 3.96m)

**Large Driveway**

**Double Garage** 16' 4" x 18' 0" (4.97m x 5.48m)

**Enclosed Rear Garden**

