

# White & Brooks

BOGNOR REGIS

## £399,950

West Front Road • Pagham • West Sussex

### “Detached Bungalow”



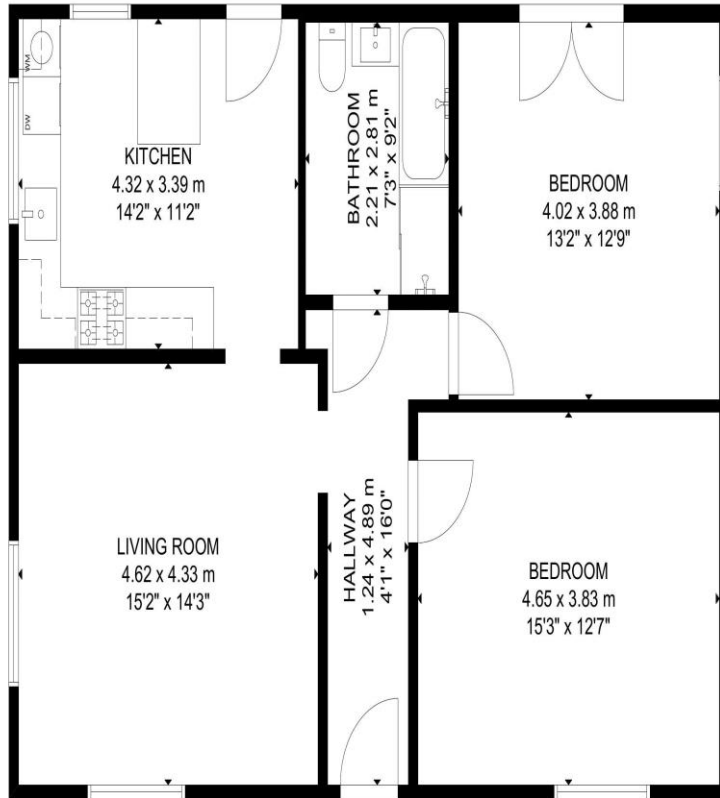
- ❖ Well Presented
- ❖ Situated Within 100 Yards Of Pagham Beach
- ❖ Recently Renovated Throughout
- ❖ 2 Double Bedrooms
- ❖ 4 Piece Family Bathroom
- ❖ Enclosed Garden
- ❖ Driveway
- ❖ No Forward Chain

## About The Property

White & Brooks are delighted to offer for sale this well presented detached bungalow. Situated in a private road 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 property has been recently renovated throughout. The accommodation briefly comprises, Entrance Hall, two double Bedrooms, Lounge, Kitchen and four piece family Bathroom. Further benefits include an enclosed garden, driveway providing off road parking and double glazing throughout. The property is also offered for sale with the benefit of no forward chain. An internal viewing is essential to appreciate the location and accommodation on offer.

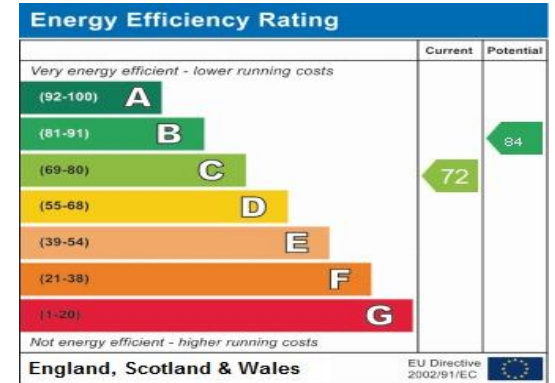


# Floorplan and EPC



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 85 m<sup>2</sup>/914 sq ft  
FLOOR 1: 85 m<sup>2</sup>/914 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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# Room Details

**Entrance Hall**

**Lounge** 15' 2" x 14' 3" (4.62m x 4.34m)

**Bedroom 1** 15' 3" x 12' 7" (4.64m x 3.83m)

**Kitchen** 14' 2" x 11' 2" (4.31m x 3.40m)

**Family Bathroom** 7' 3" x 9' 2" (2.21m x 2.79m)

**Bedroom 2** 13' 2" x 12' 9" (4.01m x 3.88m)

**Enclosed Garden**

**Driveway**

