

WHITE &  
BROOKS  
BOGNOR REGIS

£485,000

West Front Road • Pagham • West Sussex

## “Detached Bungalow”



- ❖ Situated In The Sought After Area Of Pagham
- ❖ Boasting Sea Views & Direct Beach Access
- ❖ 4 Bedrooms
- ❖ Spacious Lounge & Separate Dining Room
- ❖ Kitchen
- ❖ Family Bathroom & En-Suite Shower Room
- ❖ Wrap Around Garden
- ❖ Driveway
- ❖ Detached Double Garage

## About The Property

White & Brooks are delighted to offer for sale, this detached bungalow, boasting sea views and direct beach access. Situated in the sought after location of Pagham, close to Pagham Nature Reserve, local shops and amenities. The accommodation briefly comprises, four Bedrooms, spacious Lounge, separate Dining Room, Kitchen, Conservatory, family Bathroom and En-Suite Shower Room to Primary Bedroom. The property further benefits from a wrap around garden, driveway and detached double garage. An internal viewing is essential to appreciate the location and accommodation on offer.

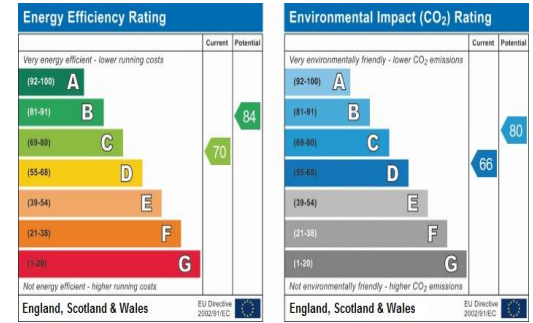


# Floorplan and EPC



GROSS INTERNAL AREA  
 FLOOR 1: 1405 sq ft, 131 m<sup>2</sup>  
 TOTAL: 1405 sq ft, 131 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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# Room Details

## Entrance Hallway

**Lounge** 13' 1" x 20' 9" (3.98m x 6.32m)

**Dining Room** 9' 10" x 11' 4" (2.99m x 3.45m)

**Kitchen** 11' 1" x 11' 4" (3.38m x 3.45m)

**Bathroom** 6' 10" x 11' 4" (2.08m x 3.45m)

**Bedroom 1** 13' 5" x 11' 4" (4.09m x 3.45m)

**En-Suite** 4' 10" x 9' 2" (1.47m x 2.79m)

**Bedroom 2** 11' 7" x 10' 10" (3.53m x 3.30m)

**Bedroom 3** 9' 3" x 8' 7" (2.82m x 2.61m)

**Bedroom 4** 6' 10" x 8' 7" (2.08m x 2.61m)

**Conservatory** 8' 11" x 12' 8" (2.72m x 3.86m)

**Bathroom**

**Garden**

**Detached Double Garage**

**Driveway**

