



40 West Front Road, Pagham

Guide Price £650,000



## 40 West Front Road

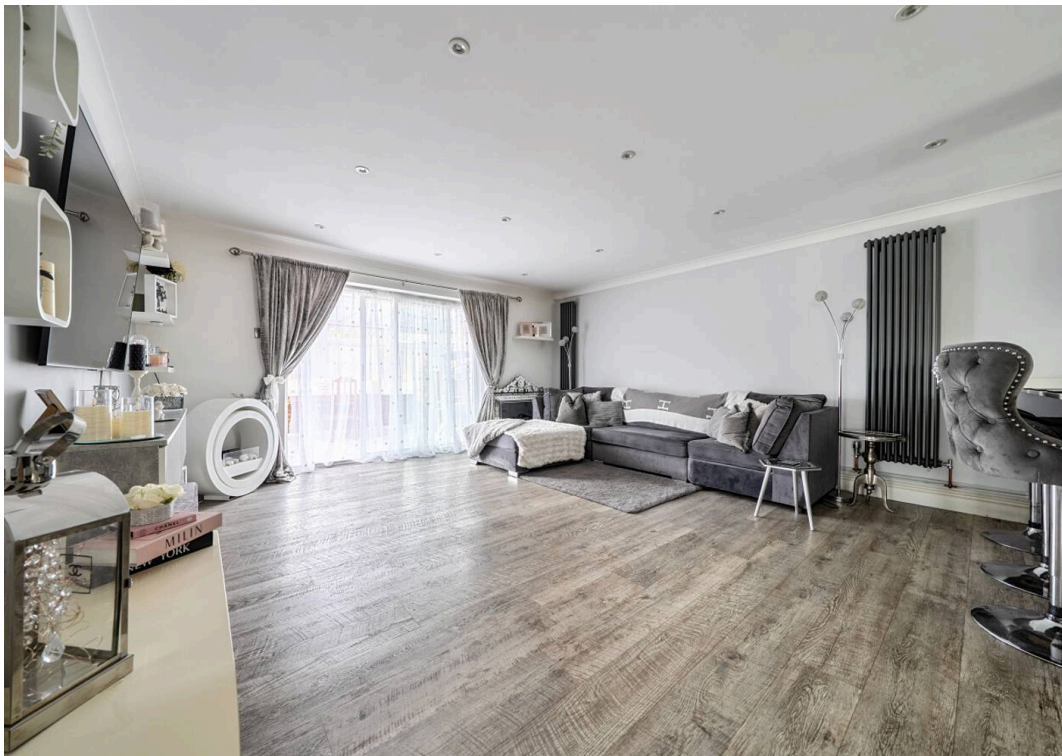
- Modernised Bungalow
- Stones Throw from Pagham Beach
- Modern Refitted Kitchen with Integrated Appliances
- Four Double Bedrooms
- Principal Bedroom with En-Suite
- Conservatory leading to Garden
- Low Maintenance Garden with Sea Views
- Driveway Parking for Two Vehicles

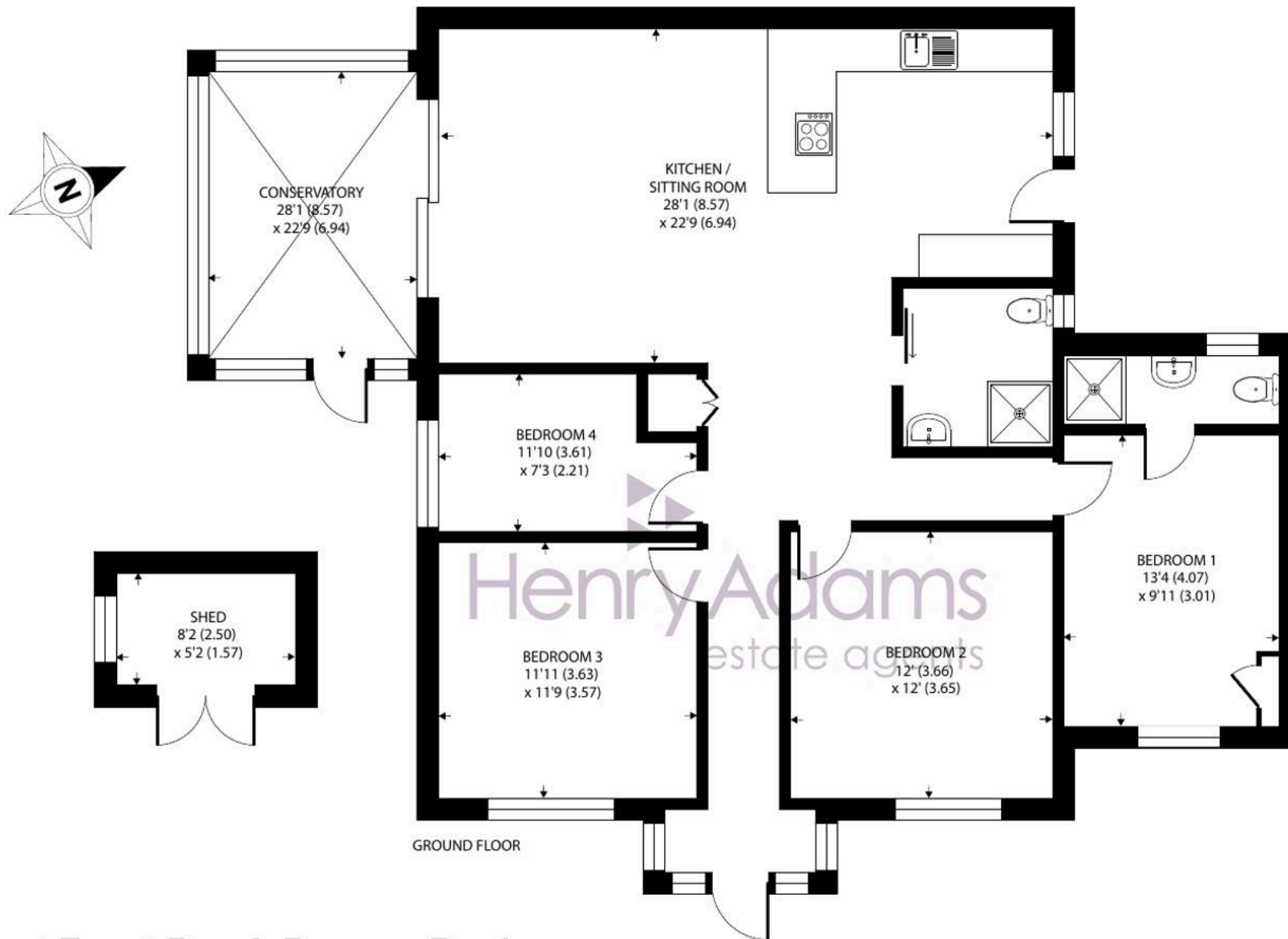
This beautifully modernised four bedroom detached bungalow offers a rare opportunity to enjoy contemporary coastal living just a stone's throw from Pagham beach. The spacious layout features four generously sized double bedrooms, including a principal suite with a stylish en-suite shower room, providing both comfort and privacy for family members or guests.

The heart of the home is a modern refitted kitchen equipped with integrated appliances and sleek cabinetry, perfect for those who enjoy cooking and entertaining. The bright and airy living spaces are complemented by large windows that invite natural light. The property has been thoughtfully updated throughout, blending modern finishes with practical design to create a welcoming and versatile home.

Outside, the bungalow boasts a low maintenance garden designed to maximise enjoyment of its coastal setting. The garden provides a peaceful retreat with sea views, ideal for al fresco dining, morning coffee, or simply relaxing while listening to the sound of the waves. The outdoor space is laid out for easy upkeep, allowing more time to enjoy the beachside lifestyle.







## West Front Road, Bognor Regis

Approximate Area = 1328 sq ft / 123.3 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 1370 sq ft / 127.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Henry Adams. REF: 1457569

At the front of the property, there is driveway parking for two vehicles, offering convenience for residents and visitors alike. With Pagham beach just moments away, this property is perfectly positioned for those seeking a tranquil seaside home with the added benefit of modern comforts and easy access to local amenities.

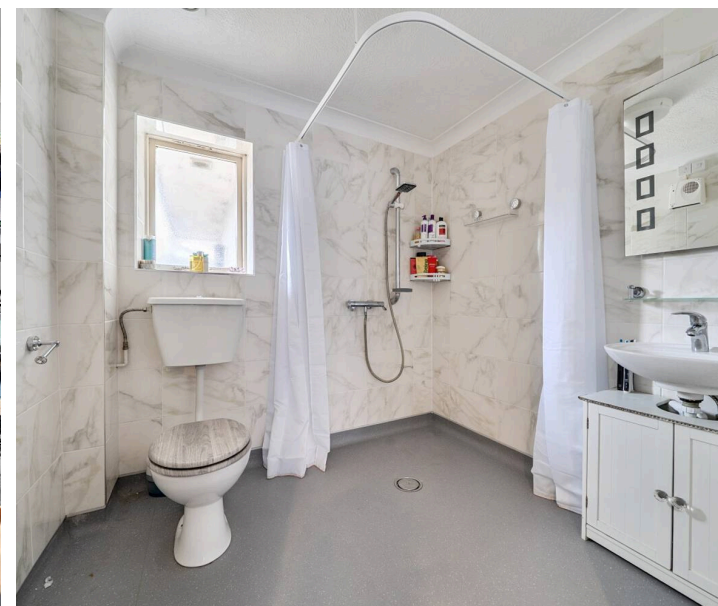
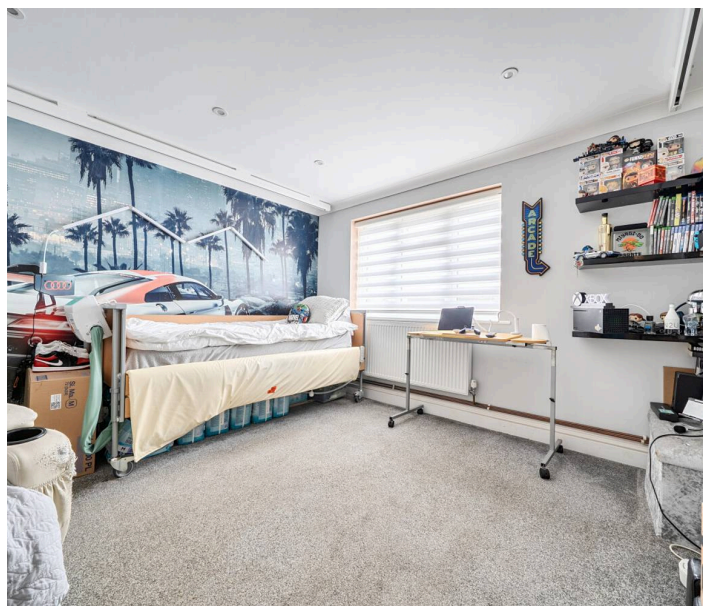
The coastal village of Pagham is located to the western side of Bognor Regis. Local infants and juniors schools can be found at the nearby village of Rose Green amongst other facilities. A bus service links Pagham to the nearby Bognor Regis town centre which offers a more comprehensive range of facilities and a train link from Bognor Regis will terminate at London Victoria. The Cathedral city of Chichester can be found within 7.5 miles and the famous Goodwood motor circuit and race course can all be found within 10.5 miles of Pagham.

What3Words ///tape.mastering.votes

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.