



2 Tiller Crescent, Pagham

Guide Price £375,000

 Henry Adams
estate agents

2 Tiller Crescent

- Newish Build Detached Property
- Popular Rose Green Location
- Spacious Hallway with WC
- Open Plan Kitchen / Diner
- Sitting Room with Patio Doors
- Principal Bedroom with En-Suite
- Two Further Double Bedrooms
- Family Bathroom
- Contemporary Landscaped Garden
- Garage and Driveway

Welcome to this stylish and modern three bedroom detached house, perfectly situated in the ever-popular Rose Green area. As you step inside, you are greeted by a spacious hallway entrance and features a handy downstairs WC.

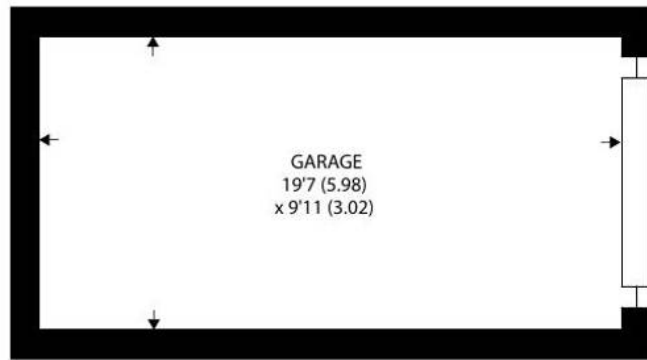
The heart of the home is the open plan kitchen and dining area, the kitchen is fitted with sleek units and integrated appliances, while the dining space easily accommodates a family table. Flowing from here, the sitting room is bright and airy, with large patio doors that allow natural light to flood in, creating a warm and inviting atmosphere.

Upstairs, the principal bedroom offers a comfortable retreat and benefits from its own en-suite shower room, adding a touch of privacy and convenience. There are two further double bedrooms, both generously sized and suitable for children, guests, or even a home office if needed. The family bathroom is finished to a high standard with contemporary fittings.

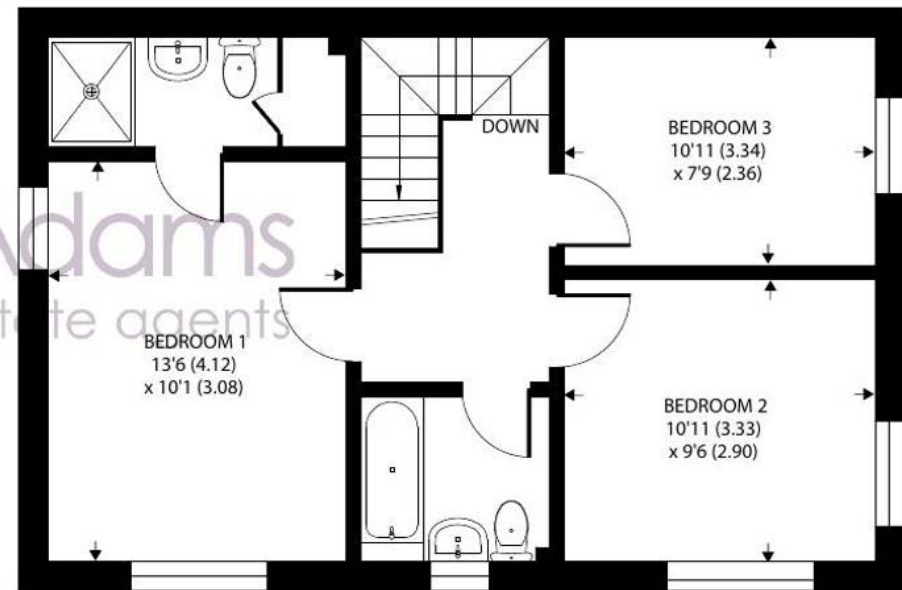








GROUND FLOOR



FIRST FLOOR

Tiller Crescent, Bognor Regis

Approximate Area = 986 sq ft / 91.6 sq m

Outbuilding = 194 sq ft / 18 sq m

Total = 1180 sq ft / 109.6 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). © nichecom 2026.
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Throughout, the property is presented in excellent condition (thanks to its relatively recent build), with neutral décor that makes it easy to add your own personal touches.

The garden has been thoughtfully landscaped with a pagoda sitting area, gravelled beds planted with interesting grasses and shrubs and a patio area adjacent to the property. The property also comes with a garage and driveway, ensuring secure parking and extra space for storage or hobbies.

Whether you are looking for your first family home, downsizing, or simply seeking a move-in ready property in a sought-after location, this lovely house ticks all the boxes. Don't miss your chance to view this fantastic property in Rose Green, where local amenities, schools, and transport links are all within easy reach. Book your viewing today and see for yourself what makes this house so special.

Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside location. The villages of Rose Green and Nyetimber have a range of shops, restaurants, pubs, cafes, parks and activities, Bognor Regis is approximately 3 miles to the east with the picturesque Sea Front, Pier, Sailing Club and Promenade where you can stroll through to Felfham and Aldwick. Chichester, Arundel and Littlehampton are nearby as well as fantastic transport links to London Victoria and Gatwick Airport, also benefitting from a small hospital. W3W: spared.corrode.coffee

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B





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