



**Bell & Blake**  
SALES & LETTINGS

2 The Green, Pagham, Bognor Regis, West Sussex PO21 4RZ

Asking Price £350,000

## 2 The Green, Pagham, Bognor Regis, West Sussex PO21 4RZ



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EPC TBC

- › Immaculately Presented Semi-Detached Bungalow In Quiet Location
- › NO FORWARD CHAIN
- › 2 Bedrooms
- › Lounge
- › Contemporary Kitchen
- › Shower Room
- › Driveway For Multiple Cars
- › Low Maintenance Rear Garden
- › Under 750m From The Beach And The Centre Of The Village With Various Amenities

This Immaculately presented semi-detached bungalow is CHAIN FREE. The property is located under 750m from the local beach and from the centre of the village with a wealth of amenities including restaurants, shops, post office, pubs, cricket club, football club, church and more..

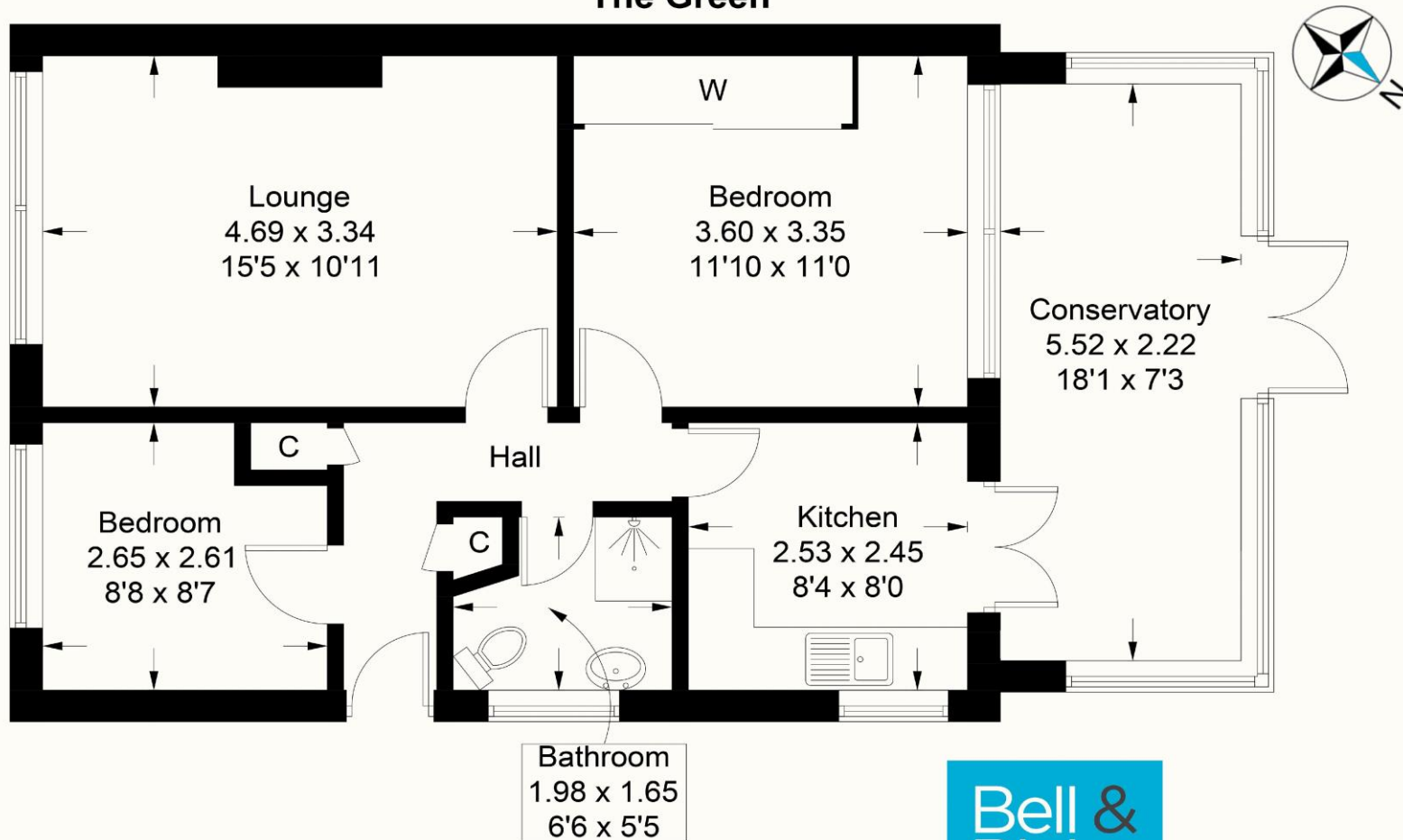
The property consists of 2 bedrooms, a contemporary kitchen, a shower room, a conservatory, a generous driveway and a low maintenance rear garden.

An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: C



## The Green



Approximate Gross Internal Area  
65.2 sq m / 702 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

To arrange a viewing call 01243 790674 [View details online at bellandblake.co.uk](http://View details online at bellandblake.co.uk)



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