



40 Church Way, Pagham

Guide Price £450,000

 **Henry Adams**  
estate agents



## 40 Church Way

- Detached Bungalow
- Immaculate condition
- Large Reception
- 3 Bedrooms
- kitchen/breakfast room
- Lovely garden
- Garage
- Off street parking
- 2 outbuildings
- Half a mile from Pagham beach

A stunning 3-bedroom detached bungalow situated in a quiet neighbourhood within half a mile of Pagham beach. The house is immaculately presented and a perfect blend of comfort and style, offering a lovely home for incoming buyers looking for a property that is ready to move into.

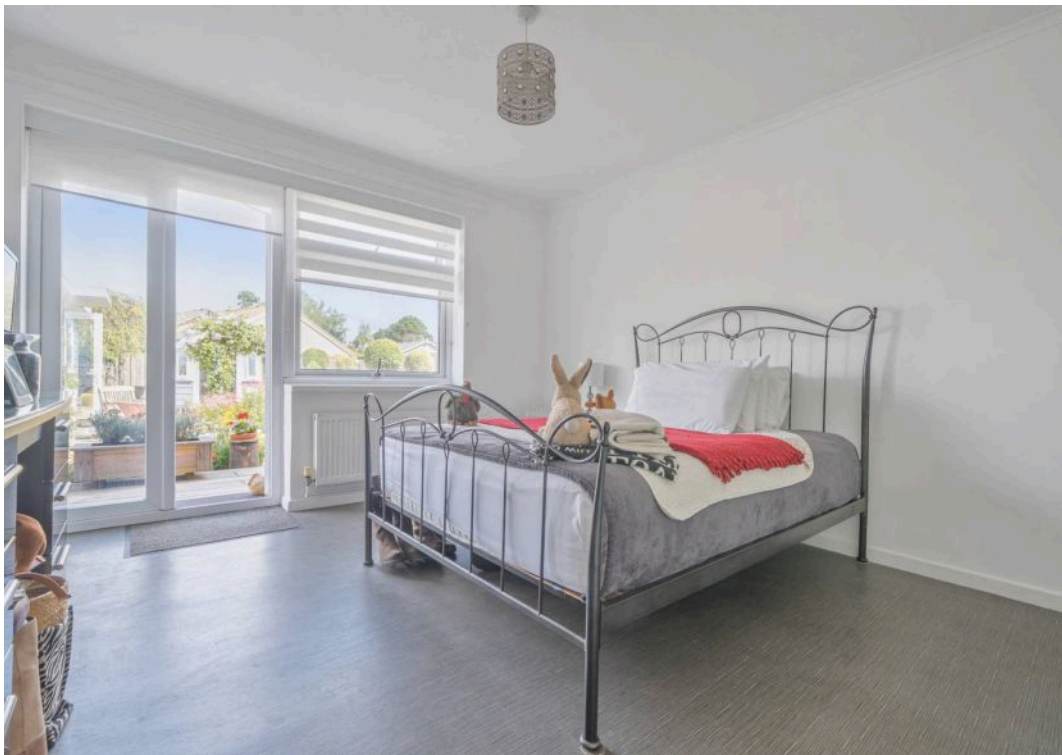
The front door is to the side of the house and opens to a T shaped hallway with wooden floors leading to all rooms. The large reception room is L shaped giving a natural dining area and features a large triple window, a fireplace with wood burner and built in shelving to either side and parquet flooring.

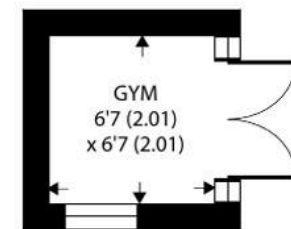
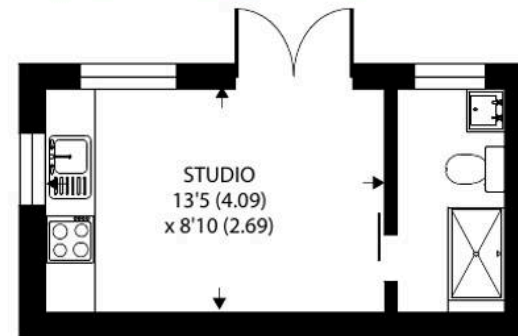
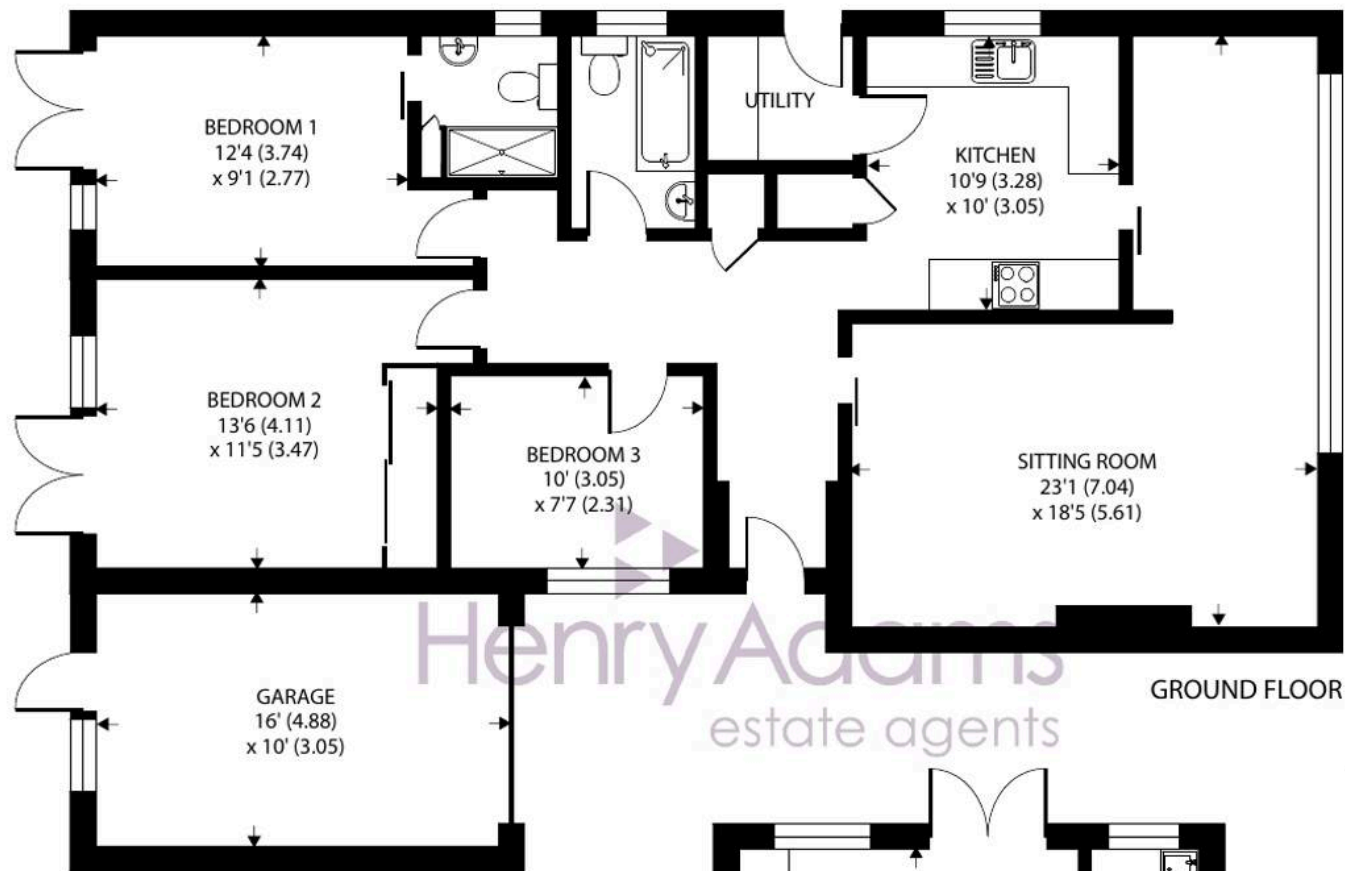
The kitchen has a full range of fitted wall and base units with central island and built in range. There is a door to a utility room with further door opening to garden.

Cont...









## Church Way, Bognor Regis

Approximate Area = 1055 sq ft / 98 sq m

Garage = 151 sq ft / 14 sq m

Outbuilding(s) = 205 sq ft / 19 sq m

Total = 1411 sq ft / 131 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 2025.  
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The main bedroom has an en-suite shower room with French doors opening to garden, as does bedroom 2 which has a wall of built-in wardrobes, with a third bedroom completing the accommodation. There is also a modern family bathroom.

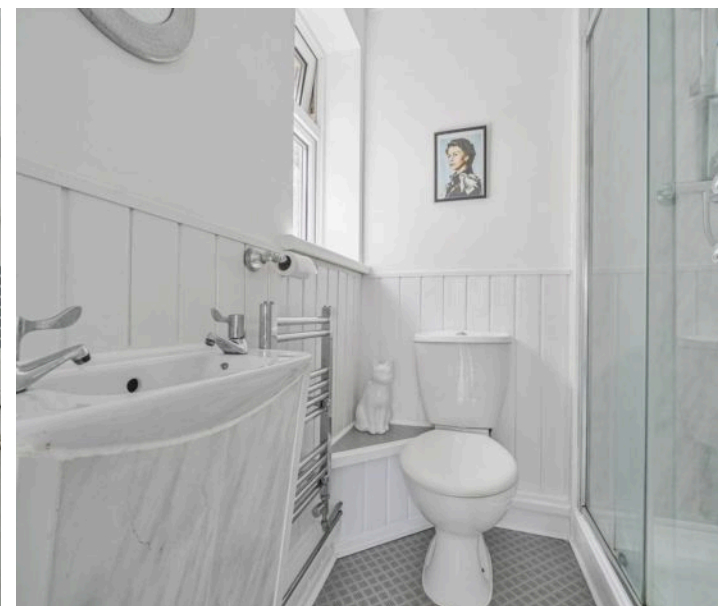
The garage has an electronic door and there is plenty of off street parking. In the garden are numerous features including a fully serviced lodge and a second outbuilding used as a gym.

The coastal village of Pagham is located circa four miles to the west of seaside town Bognor Regis. The local area offers numerous local facilities such as, dentist, doctors surgery, convenience store and bus route, as well as Pagham beach, Yacht Club and Nature Reserve. The Cathedral City of Chichester is located circa seven miles.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







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