



2c, Well Road, Pagham

Guide Price £350,000



2c, Well Road

- Detached Bungalow
- Kitchen/Breakfast Room
- Conservatory
- Two Double Bedrooms
- Garage
- Pretty Garden
- Driveway Parking
- Short Walk to the Beach
- No Onward Chain

This spacious and well-presented three bedroom detached bungalow offers an exceptional opportunity for those seeking a comfortable and versatile home in a sought-after coastal location.

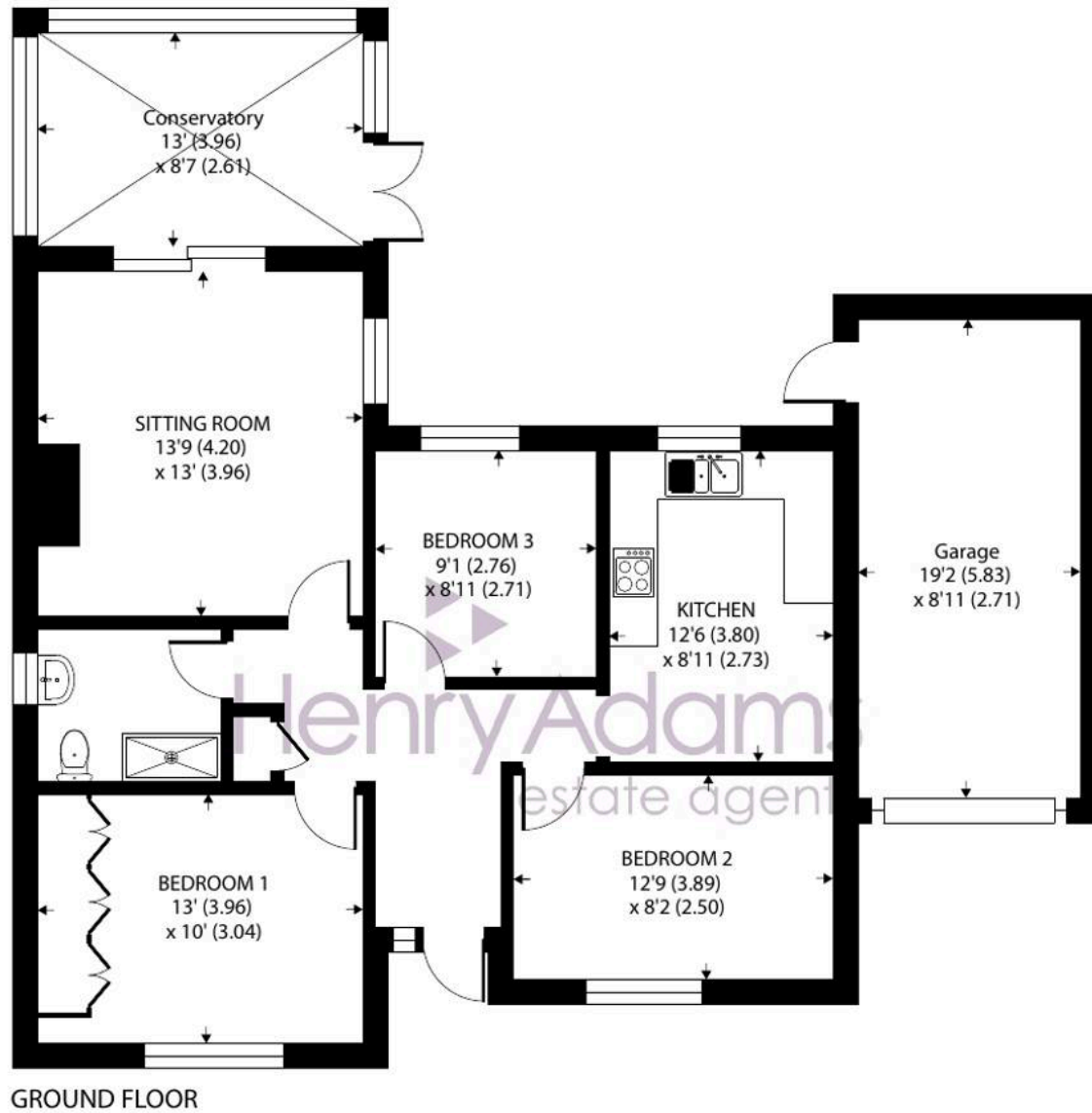
Right by the beach in Pagham, the property is introduced via a welcoming entrance hall, leading to a generously proportioned sitting room that benefits from ample natural light, creating a warm and inviting atmosphere. The kitchen/breakfast room is well-equipped with a range of fitted units and space for dining, making it ideal for both every-day family meals and entertaining guests. A separate conservatory provides an additional reception area, perfect for relaxing or enjoying views of the pretty garden.

The accommodation comprises two generously sized double bedrooms and a further single bedroom, each offering flexibility for use as guest rooms, home office, or hobby space. The family bathroom is well-appointed with modern fittings. Practical features include a garage and driveway parking, ensuring convenience for multiple vehicles.









Well Road, Bognor Regis

Approximate Area = 909 sq ft / 84.4 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1079 sq ft / 100.1 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: 1437734

The property is offered with no onward chain, allowing for a smooth and swift transaction. Located just a short walk from the beach, this home is perfectly positioned to enjoy all the benefits of coastal living, with local amenities, shops, and transport links also within easy reach. This delightful bungalow combines comfort, practicality, and an enviable location, making it an ideal choice for a variety of buyers including families, downsizers, or those seeking a peaceful retreat by the sea.

The property is situated in a popular residential setting on the Pagham Beach Private Estate, just a few hundred metres from Pagham Harbour Nature Reserve. A local shopping parade is available in Pagham, about a quarter of a mile level walk. Pagham Yacht Club is less than a quarter of a mile level walk in West Front Road and Chichester Marina is about ten miles. The Cathedral City of Chichester is about seven miles with its pedestrianised shopping precinct, an excellent array of bistro's and restaurants, as well as Chichester Festival Theatre.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.