



**Bell & Blake**  
SALES & LETTINGS

Curlews, 77, Harbour Road, Pagham, Bognor Regis West Sussex

Asking Price £550,000

## Curlews, 77, Harbour Road, Pagham, Bognor Regis West Sussex



2



3



2



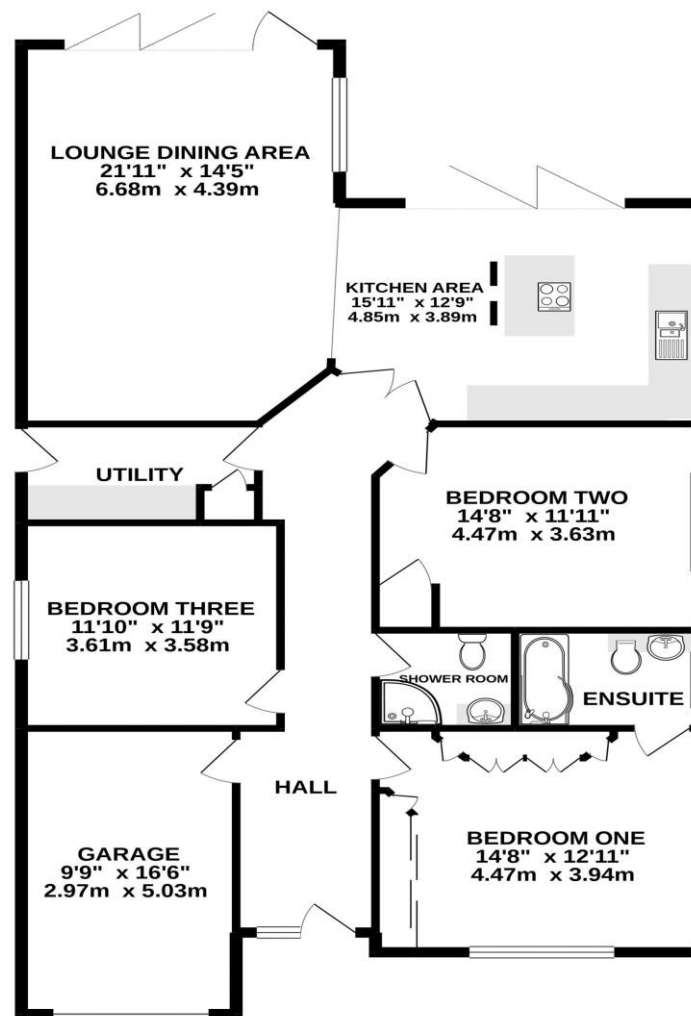
- › WOW! Just one property back from the Beach!
- › Shops, restaurants, bus stops and nature reserve just past the end of the road.
- › Fantastic open plan kitchen dining lounge area with bi-fold doors to the rear.
- › Solar PV panels
- › 3 double bedrooms (master with ensuite)
- › Further shower room
- › Driveway for multiple cars & Integral garage
- › South facing low maintenance rear garden with rear gate to the road behind.
- › Private road
- › Utility Room

Situated just one property back from the beach! This deceptively spacious detached bungalow boasts a fantastic open plan kitchen dining family room with 2 sets of bi-fold doors to the rear, 3 double bedrooms (master with ensuite) further family shower room, secluded Southerly aspect rear garden with gate to the road behind, Utility room, solar panels, driveway for multiple cars and an integral garage. An internal viewing of this impressive bungalow is essential to appreciate all the property has to offer.

Council Tax Band: E



GROUND FLOOR  
1491 sq.ft. (138.5 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

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.

## The location

The property is on a private road and has local shops, restaurants, yacht club, bus stops, beach and nature reserve at the end of the road.

The local Pagham & Nyetimber village boasts many amenities such as pubs, restaurants, shops, cricket club, football club, village hall, church, bus stops etc...

Chichester 6.5 Miles

Bognor Regis Town Centre & Train Station 4.5 Miles

Goodwood Estate 8 Miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM