



13 Channel View

Pagham, Bognor Regis, West Sussex, PO21 4PH

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A spacious detached 5 bedroom family house with gardens, set in a peaceful residential location with views to the sea and just yards from Pagham beach.

Chichester 6.2 miles, Goodwood 9.6 miles, West Wittering Beach 12.4 miles.
(all distances are approximate)

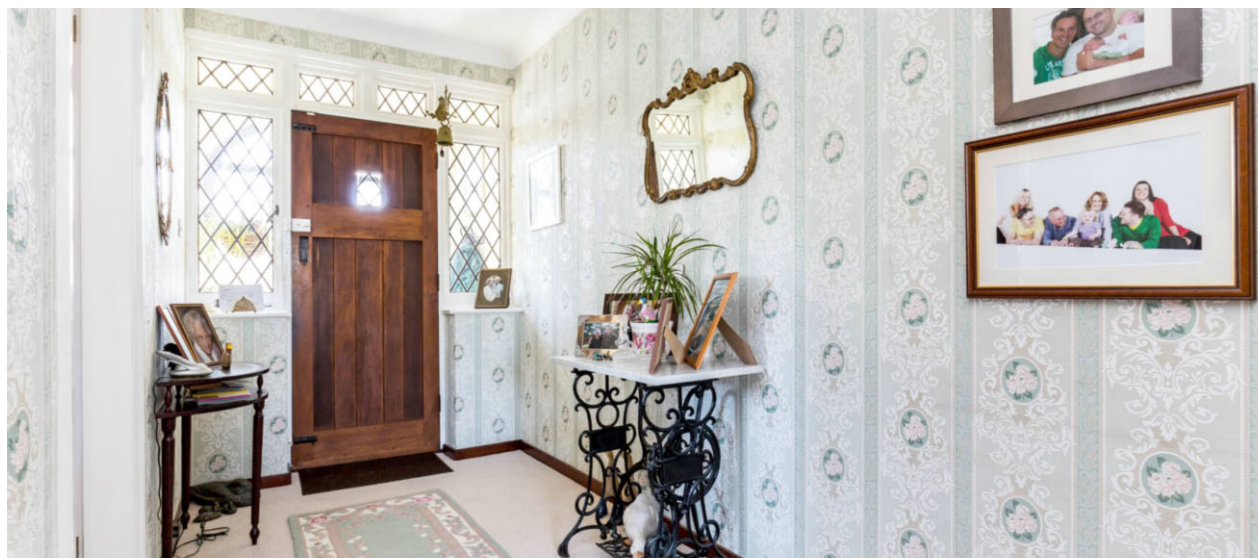
ACCOMMODATION

- Hallway
- Sitting/Dining Room
- Conservatory
- Family Room
- Kitchen/Breakfast Room
- Principal Bedroom with En-Suite Bathroom
- 4 Further Bedrooms

- Family Bathroom

OUTSIDE

- Driveway with off-road parking
- Garage
- Mature Front and Rear Gardens
- Patio
- Sea View

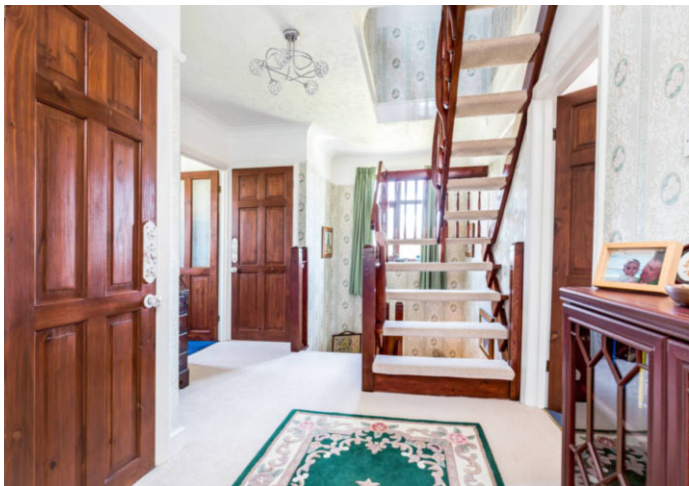




PROPERTY

13 Channel View is a light and airy substantial five bedroom family home situated close to Pagham beach. The property has mainly brick elevations, part tile hung, under a tiled roof and is believed to have been built in 1935. Since then it has been sympathetically extended to include a double storey rear extension, a loft conversion adding a further two bedrooms and an extension off the main sitting room with a rear porch, all of which provides the property with great versatility.

On entering the house the covered entrance porch leads you to the light entrance hall, from here you can go right into the family room, currently being used as a study with two built-in cupboards, a fireplace fitted with a gas fire, (ideal for the installation of a log burning stove) and a large bay window. Left from the entrance hall leads into the 30ft long sitting/dining room which has a porch with double doors to the rear garden at one end and sliding doors to the conservatory with wooden flooring and bay window at the other. The kitchen has wooden wall and floor units, an integrated fridge, freezer, washing machine and dishwasher, built-in larder cupboard and door to the side garden. To conclude the ground floor there is a cloakroom with space for a tumble dryer.



On the first floor is the principal bedroom with bay window, two double-fitted wardrobes and a spacious en-suite. There are two further bedrooms, a family bathroom, separate WC and a box room being used as a sewing room. The generous landing has stairs leading to the second floor housing two further bedrooms and a door to a storage area.

GARDENS

13 Channel View is approached via a tarmac driveway providing parking for numerous vehicles and leads to the detached garage with electric up and over door and door to the side. The front garden is mainly laid to lawn with mature flower and plant borders and enclosed by wood panel fencing.

The rear garden can be accessed either side of the property to a good size patio area. The rest of the garden is mainly laid to lawn with herbaceous beds and a decking area. At the end of the garden there are mature shrubs and trees that offer screening.

SITUATION

13 Channel View is well located about 6 miles south of Chichester in the popular and friendly seaside village of Pagham. The beach is a well regarded European Designated Bathing Beach. There are churches of various denominations, three public houses, popular hotels with restaurants, a medical centre, dentist and chemist in the village. Pagham harbour Nature Reserve is home to a wide variety of species of birds seen throughout the year. There is a vibrant and welcoming community with a wide range of interests and clubs for all age groups.

CHICHESTER

The cathedral City of Chichester is about 6 miles to the north and offers excellent shopping facilities and a wide choice of social and recreational activities including a multi-screen cinema, sports centres with swimming pools, and a fine selection of restaurants. Cultural activities include the award winning Pallant House Gallery, the internationally acclaimed Festival Theatre and annual festivities. This is an area renowned for its variety of sporting activities which include events for motoring enthusiasts, golf and flying at Goodwood, with









horseracing at Goodwood and Fontwell and sailing off the coast and on Chichester Harbour. Walking and riding over the many miles of foot and bridle paths in the South Downs National Park and along the coastline are among the many reasons this is such a highly desirable area.

COUNTRY, COASTAL AND SPORTS

Sporting activities in the area include excellent sailing round Chichester Harbour and along the coast to nearby The Solent and Cowes, The Hamble and Lymington etc, horseracing at Goodwood and Fontwell, riding from nearby stables, polo at Cowdray Park and the Internationally renowned Goodwood Festival of Speed and Revival events for motoring enthusiasts.

Local golf clubs include Goodwood and Hunston. Much of the surrounding countryside is designated an Area of Outstanding Natural Beauty and the many miles of bridle paths in the South Downs are ideal for walking and riding.

Further places of interest in the local area are Fishbourne Roman Palace, West Dean College and Gardens, Singleton's Weald and Downland Open Air Museum, Arundel's Wildfowl and Wetlands Trust, Amberley Museum & Heritage Centre, Tangmere Military Aviation Museum, the many attractions in Portsmouth and the historic houses of Arundel Castle, Goodwood House and Petworth House. Contemporary sculpture is exhibited in the grounds of Cass Sculpture Foundation near Goodwood.

COMMUNICATIONS

Chichester has a mainline station with train service to London Waterloo via Havant (80 mins) to London



Victoria (95 mins) via Gatwick Airport and along the South Coast. The A3(M) motorway is about 17 miles and connects the South Coast with the M25 & London. Southampton Airport is about 34 miles and the port of Portsmouth, about 19 miles, provides access to the Isle of Wight, the Channel Islands and to Continental Europe.

LOCAL AUTHORITIES

Chichester District Council

01243 785166

West Sussex County Council

01243 777100

SERVICES

Gas central heating

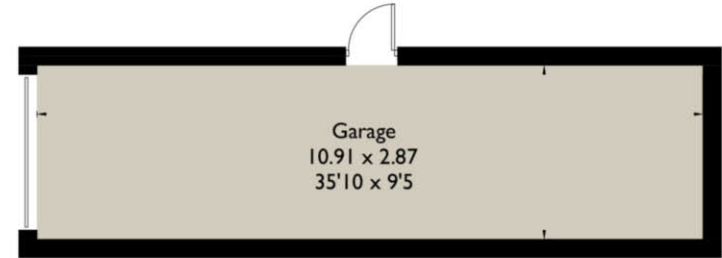
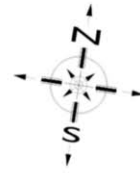
All main services connected (we have not tested these)

DIRECTIONS

From Chichester travelling east on the A27 towards Goodwood at the Whyke roundabout, take the 3rd exit signposted Selsey onto the B2145 and after a short distance at the next roundabout take the 1st exit signposted Bognor Regis onto the B2166 and at the next roundabout take the 2nd exit signposted Pagham. Continue on the Lagness road for about 1.3 miles and bear right onto Pagham Road. Continue and then turn left onto Church Way, at the next roundabout take the 1st exit onto the Causeway continuing for a short distance then turn right onto Conway Drive, then turn left onto Channel View. 13 Channel View will be found on the left-hand side.

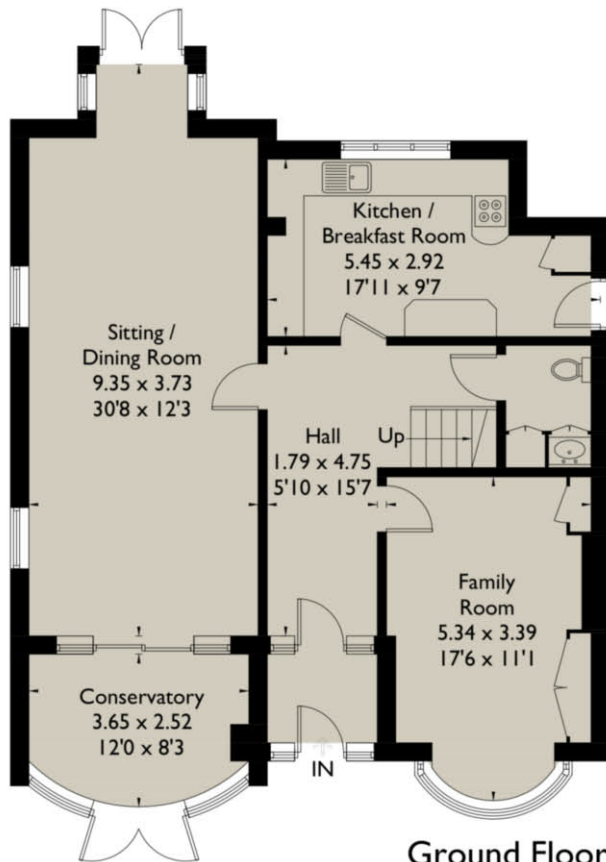


Approximate Gross Internal Area = 222.2 sq m / 2392 sq ft
 Garage = 31.0 sq m / 333 sq ft
 Total = 252.8 sq m / 2720 sq ft

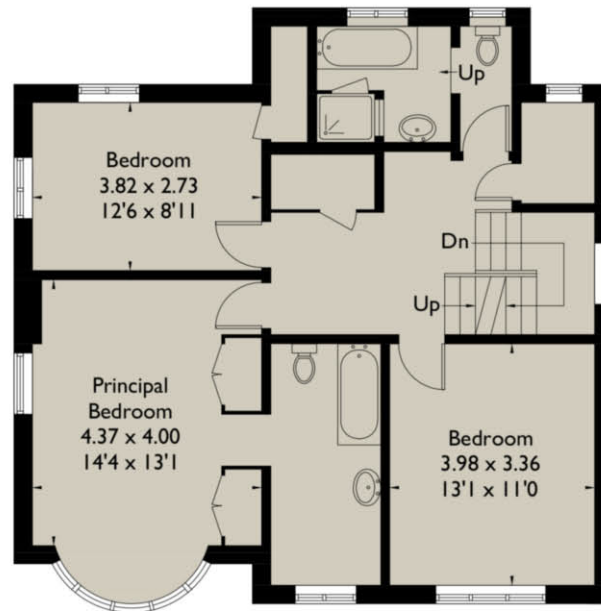


(Not Shown In Actual Location / Orientation)

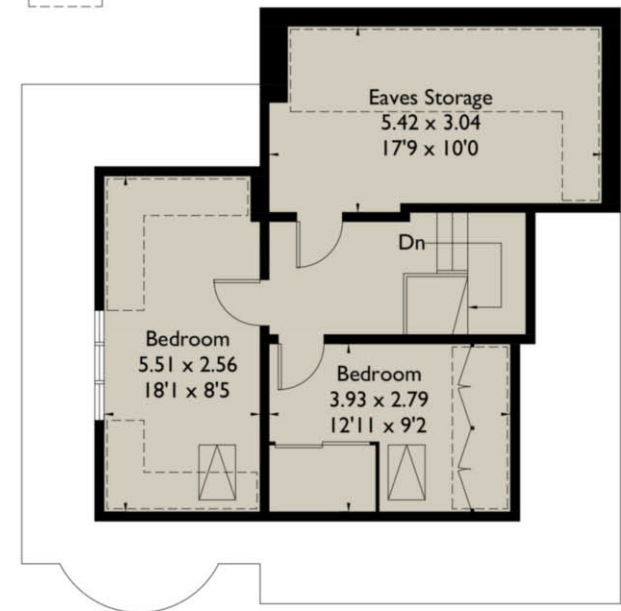
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor



01243 531010
 chichester@humberts.com

2 Magnus Court, St Martins Street, Chichester, West
 Sussex, PO19 1AF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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01243 531010
chichester@humberts.com

2 Magnus Court, St Martins Street, Chichester, West Sussex, PO19 1AF

