



28a Pagham Road

Pagham | Bognor Regis | West Sussex | PO21 4NP

Price £425,000
FREEHOLD

28a Pagham Road

Pagham | Bognor Regis | West Sussex | PO21 4NP

GR495-05/24



Features

- 1960's Detached Chalet Style House
- 2 - 3 Bedrooms
- Generous Frontage
- No Onward Chain
- 1,220 Sq Ft / 113.4 Sq M (incl. garage)

Built circa 1964 and having been in the same ownership from new, this detached chalet style home has been lovingly cared for throughout the years and provides, versatile, light and airy accommodation with a central hallway, 'L' shaped living/dining room, kitchen, cloakroom and bedroom/hobbies room on the ground floor, along with two double bedrooms and bathroom on the first floor. Garage and Gardens.

Local amenities can be found within the nearby Pagham shopping parade, along with a large Co-op convenience store. Local pubs and eateries can be found in Nyetimber village. Pagham Beach and the favoured Lagoon/ Nature Reserve are within walking distance, whilst regularly routed bus services are within a few hundred metres providing access to Chichester and Bognor Regis.

Bognor Regis Town Centre is approx. four miles to the East offering its pier, promenade, mainline railway station and cinema, pubs etc. On the outskirts of Bognor Regis there can be found a selection of well known Supermarkets and a variety of other retail outlets while the city of Chichester is within approx 6 miles, offering a wider selection of shopping facilities and the famous Festival Theatre.

The double glazed front door opens into a central entrance hall with carpeted staircase to the first floor with natural light window to the front, an under stair storage cupboard houses the electrics, along with gas and electric meters and there is an additional built-in cloaks storage cupboard with cupboard over. An original glazed casement door leads into the dining area, along with doors to the kitchen, ground floor bedroom/hobbies room and further door to the cloakroom with w.c and double glazed window to the side.

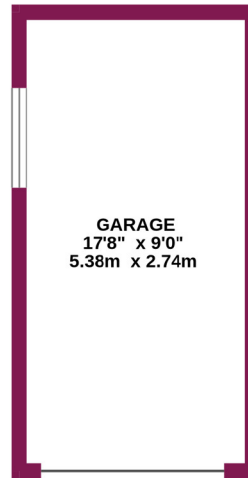
The living/dining room is an 'L' shaped triple aspect room with large double glazed window to the rear in the dining area, along with original natural light obscure glazing into the hallway, with two further high level double glazed windows to the side in the living room area and a double glazed window to the front, along with a gas fire on the original tiled fireplace. Adjacent to the dining area is the kitchen with a double glazed window to the rear, double glazed door to the side, fitted units and work surfaces incorporating a breakfast bar, space for a cooker, space and plumbing for a washing machine and space for an under counter fridge and a floor standing gas boiler. The ground floor bedroom (3)/hobbies room has a double glazed window to the front and shallow built-in storage cupboard with fitted shelving.

The landing has a high level natural light double glazed window to the front over the stairs, an access hatch to the loft space and doors to the two double bedrooms, bathroom and first floor cloakroom. Bedroom 1 is a dual aspect through room with double glazed windows front and rear. Bedroom 2 also has double glazed windows front and rear, along with fitted wardrobes and drawer/storage unit into the recess to the side of the chimney breast. The bathroom has an obscure double glazed window to the rear and an original suite of bath with shower over, matching wash basin, along with tiled splash back and large built-in airing cupboard housing the lagged hot water cylinder and slatted shelving. There is also a first floor separate w.c. with wash basin and double glazed window to the front.

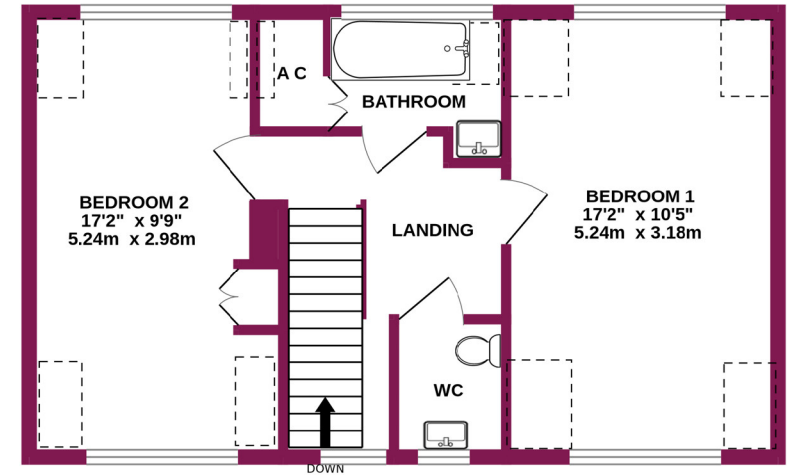
Externally, the property boasts a generous frontage which has been well tended throughout the years to create a delightful front garden which could be adapted to provide on-site parking for several vehicles. The shared driveway leads to the rear where there is a garage with up and over door, window to the side, power and light. The enclosed rear garden again has been well tended throughout the years and boasts an array of established plants, shrubs, lawn and greenhouse positioned behind the garage.



GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.

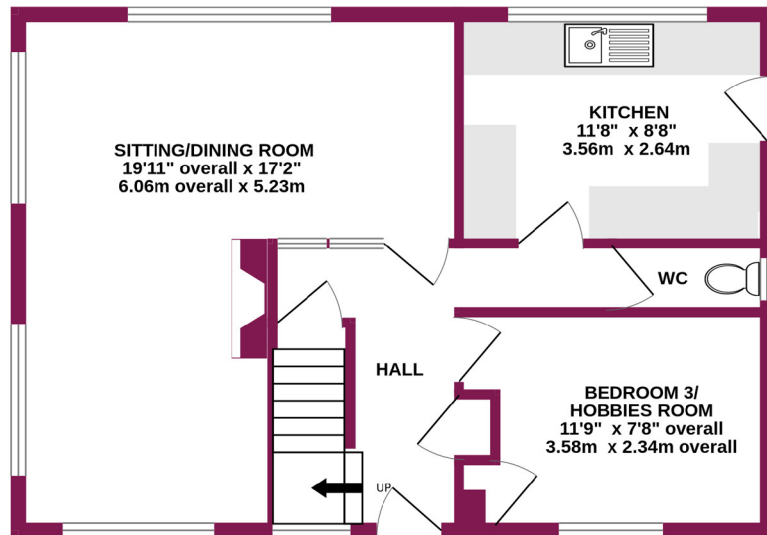


1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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 ©2024



Current EPC Rating: D (56)

Council Tax: Band D / £2,205.96 p.a.
(Arun District Council/Pagham - 2024 - 2025)

 **Coastguards**
Estate Agency

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.