



12 Viscount Drive

Pagham | Bognor Regis | West Sussex | PO21 4PE

Offers in the region of £675,000
FREEHOLD

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Features

- Superbly Appointed Detached Chalet Home
- Cul-de-Sac Position Adjacent to the Beach
- Three Double Bedrooms, Versatile Living Space
- Immaculately Presented Throughout
- Solar Panels
- Ample Parking, Garage & Generous Garden
- 1,656 Sq Ft / 153.8 Sq M

Situated in a favoured residential setting abutting the greensward and beach, this superbly appointed detached chalet style home is offered for sale in excellent decorative condition throughout and has been tastefully and sympathetically improved by the current owners to create a ready to move into home.

The accommodation in brief comprises entrance hall, bright and airy front aspect living room, kitchen/breakfast room, separate utility room, rear aspect ground floor double bedroom/second reception with adjacent modern shower room, first floor landing, two large first floor double bedrooms and a recently updated first floor shower room.

The property also offers double glazing, a gas heating system via radiators and modern wall mounted boiler, solar panels, extensive on-site parking, a garage and good size fully enclosed rear garden.

A covered storm porch with courtesy lighting positioned at the side of the property protects the recessed double glazed front door with flank double glazed panelling which opens into the welcoming entrance hall with a carpeted staircase to the first floor with feature balustrade, walk-in under-stair storage cupboard with light and additional built-in cloaks storage cupboard. Glazed double doors lead from the hallway to the living room, along with a glazed door to the ground floor double bedroom, doors to the ground floor shower room and utility room and a bespoke sliding door into the kitchen/breakfast room.

The kitchen/breakfast room boasts a comprehensive range of fitted units and work surfaces, 1 1/2 bowl single drainer sink unit with integrated gas hob with hood over, eye level double oven/grill, concealed integrated dishwasher and fridge/freezer, refuse draw, space for table and chairs, along with a double glazed door to the side and large double glazed window to the rear enjoying a pleasant outlook into the rear garden.

Adjacent to the kitchen is the separate utility room which has been incorporated into the original, oversize garage and has a fitted work surface and storage units, space and plumbing for a washing machine, space for a dryer and additional appliance, wall mounted modern gas boiler, double glazed window to the side, door into the garage and useful deep storage recess.

The living room is positioned at the front of the property and is a bright and airy dual aspect room with large double glazed window to the front, a double glazed window to the side, recessed wood burning stove and feature arched display recess.

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The highly versatile ground floor double bedroom lends itself to multiple uses and is positioned at the rear with a double glazed door with flank double glazed panelling providing access into the rear garden. Positioned next to the ground floor bedroom is a modern shower room with shower enclosure with fitted shower and extractor over, wash basin with storage under and adjacent enclosed cistern wc, modern splash-back and an obscure double glazed window to the rear.

The first floor has a central landing with large walk-in storage cupboard and an access hatch to the loft space. Doors from the landing lead to the two first floor bedrooms and first floor shower room.

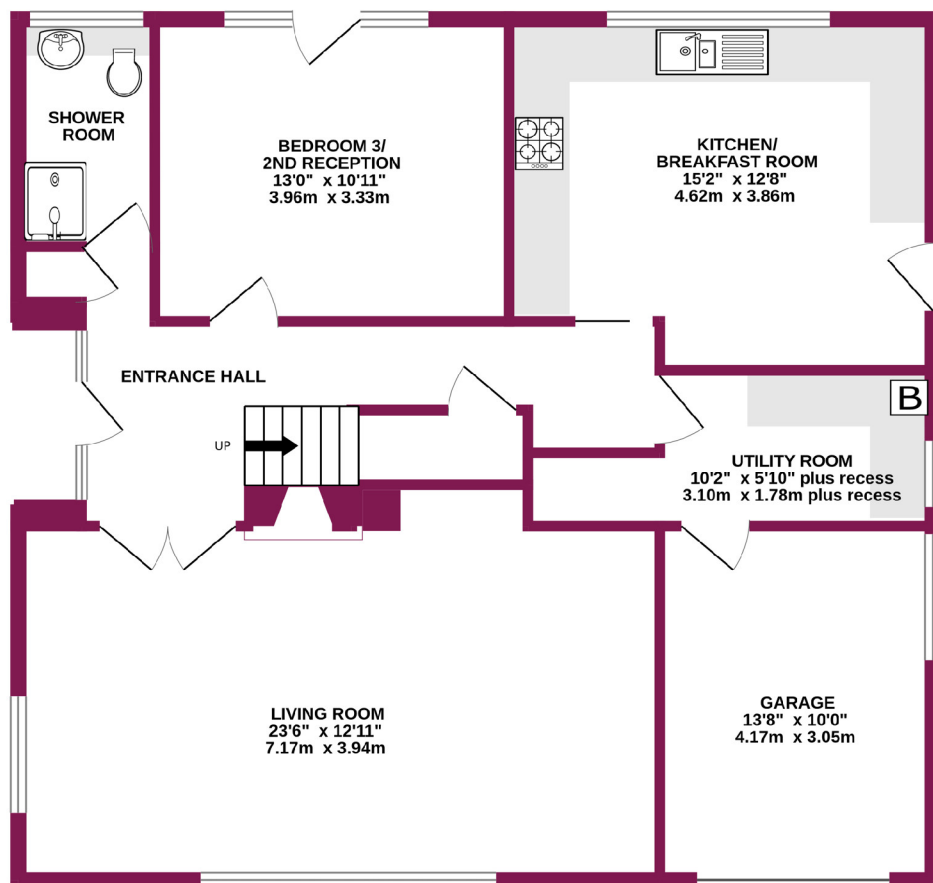
Bedroom 1 is positioned at the front of the property and measures 18' 4" x 14' 6" overall with fitted wardrobes included in the room measurement. Bedroom 2 has a double glazed window to the rear, a built-in double wardrobe, measures 18' 4" x 11' 9" overall and lends itself potential to split in two, to create two rooms if desired. Both bedrooms provide access to eaves storage. In addition, there is a modern first floor shower room with shower enclosure with fitted shower, enclosed cistern wc, shaped wash basin with storage under and large obscure double glazed window to the side.

Externally, there is a generous frontage providing on-site parking for several vehicles, along with a shaped lawn and shrubs. **N.B** Please note there is restricted parking in the roadways from 1st April - 30th September for the benefit of residents. The garage measures 13' 8" in depth x 10' wide and has an electrically operated vertical door at the front, power, light, window to the side, wall mounted modern electric consumer unit, meters, solar controls and door to the utility room. The rear garden abuts the prestigious Aldwick Bay Estate and is of a good size with a generous lawn, established well stocked borders, paved terrace, two timber storage sheds and gates either side to the front.

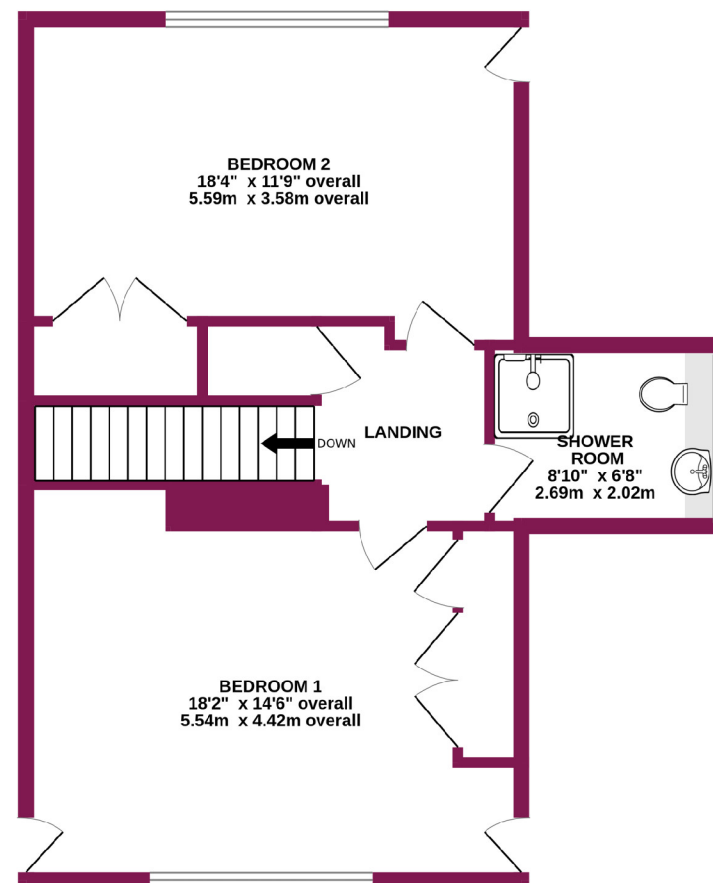
Current EPC Rating: D (67) **Current Tax:** Band E £2,696.17 (Arun District Council/Pagham 2024 - 2025)



GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.8 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.
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