



245 Pagham Road

Nyetimber | Bognor Regis | West Sussex | PO21 3QB

Price £380,000

Freehold

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AL399 - 09/25

Features

- Superbly Appointed Semi-detached Home
- Fully Refurbished Throughout Recent Years
- 2 - 3 Bedrooms
- Refitted Kitchen & Separate Utility Room
- Cloakroom & Refurbished Bath/Shower Room
- Close To Amenities & Bus Services
- Prime Village Centre Location
- Well Presented Throughout
- 1104.6 Sq Ft / 102.6 Sq M

Having undergone extensive improvements by the current owner, this superbly appointed extended semi-detached two storey home occupies an enviable cul-de-sac setting right in the heart of Nyetimber Village in a private enclave of just 4 properties. Modifications include updated electrics, replacement windows and doors, replacement heating system, re-plastering to walls and ceilings, refitted kitchen, cloakroom, utility room and bath/shower room and full redecoration throughout.

The highly versatile accommodation in brief comprises hallway, kitchen, living room, ground floor bedroom/2nd reception room with adjoining cloakroom, utility room, first floor landing, two generous double bedrooms and bath/shower room along with a driveway, former garage/store and beautiful secluded fully enclosed rear garden. A replacement double glazed front door with flank natural light obscure double glazed panel leads into an inviting entrance hall with tiled flooring, concealed radiator and carpeted staircase to the first floor with handrail.

A part glazed door leads into the living room while a doorway leads into the kitchen which has a double glazed window to the front and a range of re-fitted units with marble effect work surfaces, integrated 4 ring electric hob with hood over and oven under, dishwasher, refuse drawer, fridge/freezer and pull out larder, concealed radiator, tiled flooring, skirting lighting and serving hatch through to the living room. The living room has feature herringbone parquet flooring, a wood burning stove on tiled hearth and chimney breast, large radiator and sliding double glazed doors to the rear with flank double glazed panning leading to a secluded paved sun terrace. Under stair storage cupboard.

A door to the side leads through to an adjoining highly versatile reception/ground floor bedroom with fitted carpet, radiator, window to the side and double glazed patio doors to the rear. A door leads into an adjoining cloakroom with wash basin with storage under, close coupled w.c, Antique style radiator/towel rail, tiled floor and an obscure double glazed window to the side. A further door leads into the adjoining utility room with base, drawer and wall mounted unit, work surfaces, single drainer sink unit with mixer tap, space and plumbing for washing machine and dryer, double glazed window to the side, tiled flooring and door to the garage/store with and electrically operated roller door out to the front, wall mounted electric consumer unit, electric meter, power and light.



The first floor landing has a double glazed window to the side, hatch to loft space, fitted carpet and panel doors to two double bedrooms and fully refitted bath/shower room.

Bedroom 1 is positioned at the rear of the property and offers fitted carpet, generous built-in double wardrobe and concealed radiator with a double glazed window to the rear.

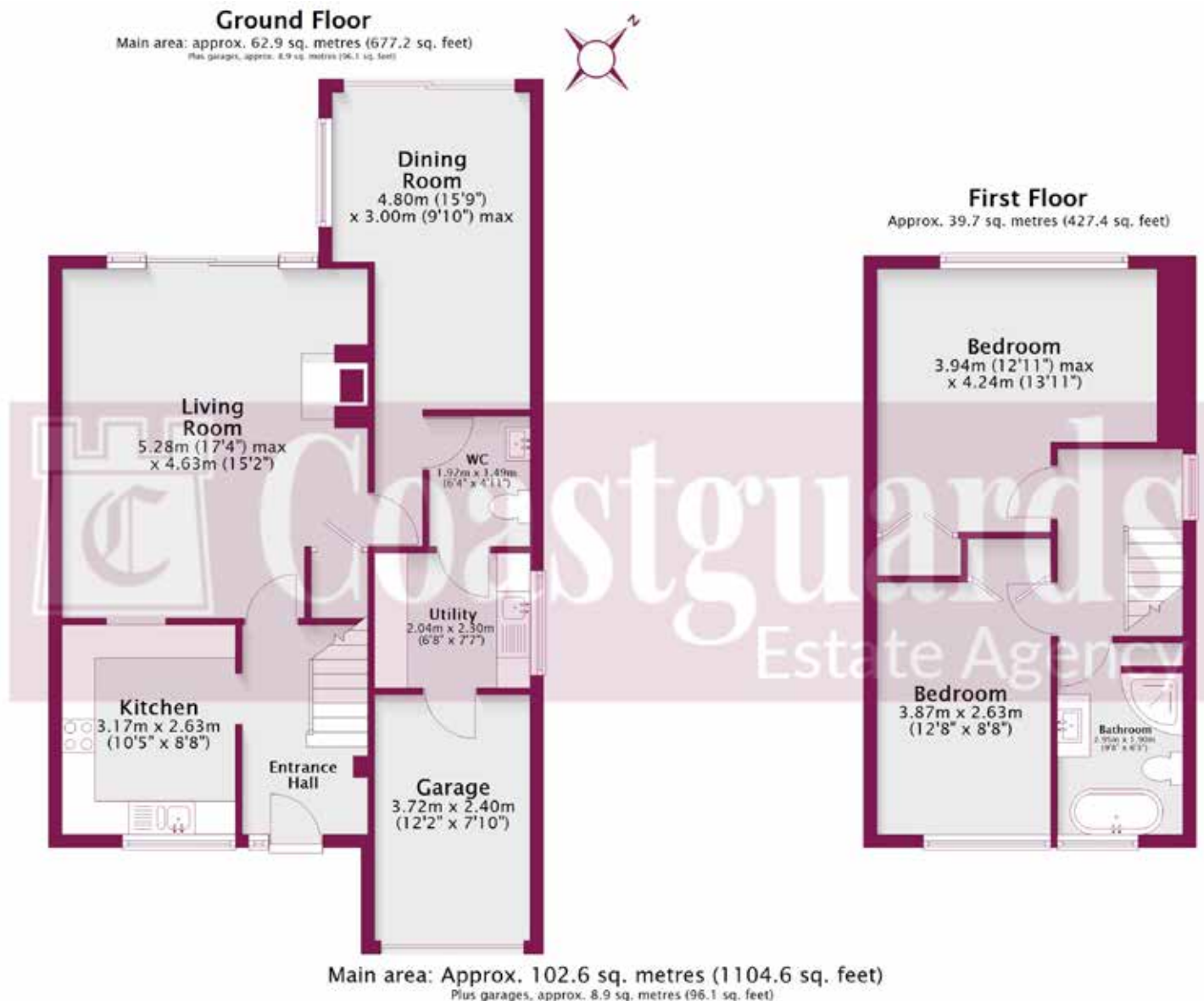
Bedroom 2 has a double glazed window to the front, radiator, fitted carpet and double wardrobe.

The bath/shower room has been tastefully refitted and boasts a generous corner shower cubicle with dual shower, roll edge free-standing bath with central mixer tap, enclosed cistern w.c, oversize wash basin with storage under, ladder style heated towel rail and an obscure double glazed window to the front, tiled flooring and splash-back along with a useful shelved recess.

Externally, an open plan frontage with driveway provides on-site parking.

Delightful fully enclosed rear garden with sun terrace, lawn, raised beds, timber storage shed and pathway to the side with gate to the front.





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Plan produced using PlanUp.

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Current EPC Rating: Band C (74)

Council Tax: Band C £2,053.10 (Arun District Council /Pagham 2025-2026)



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