



5 Viscount Drive | Bognor Regis | PO21 4PE

Guide Price £600,000



hancock

Lettings & Estate Agents

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4PE

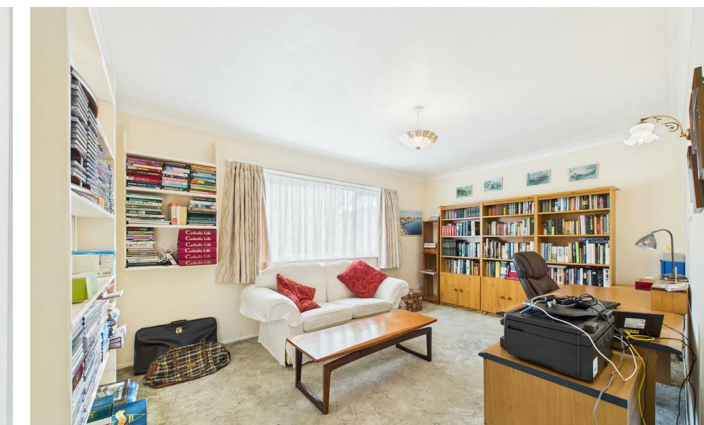
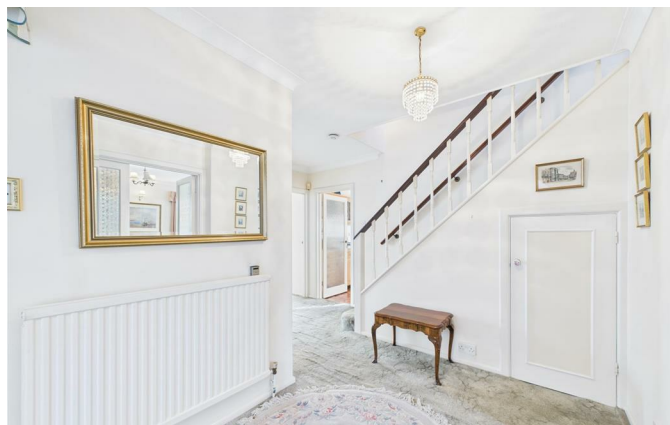
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- No Onward Chain
- In Need of Modernisation
- Garage , Carport and Driveway
- Council Tax F
- Detached Chalet Bungalow
- Within Striking Distance of Pagham Beach
- Close to Local Amenities
- West Facing Garden

This Detached home, close to Pagham beach, offers huge potential to be a great family home.

Accommodation

Upon entering this well positioned home you are welcomed by a large entrance hall. Double glazed doors open on to a generous living room, complete with gas fireplace and glazed doors to the rear garden. The kitchen is well appointed with space for a washing machine, dishwasher and fridge freezer. There is currently a double oven and separate electric hob. There are plenty of cupboards and a part glazed door to the garden. There is a study, which could be used as a formal dining room situated next to the kitchen. The ground floor is completed with a bedroom and separate shower room. To the first floor, the principal bedroom has fitted wardrobes and sea views. There are two further bedrooms on this floor and a part tiled family bathroom.



what3words ///

reckons.glaze.timeless



Outside

There is a mature lawned west facing rear garden with a patio area. There is a potting room with a sliding glass door. The front garden is also laid to lawn with a side gate, driveway, carport and garage with space saver electric door.

Location

Viscount Drive is located two minutes from the beach within the popular sea side village of Pagham and is close to many local amenities. Pagham has a church and a number of shops, public house's and cafes. Pagham village is located around five miles from the Cathedral City of Chichester. Chichester offers further city amenities and has a mainline rail station offering services to London Victoria. Beyond Chichester, to the north are the rolling foothills of The South Downs National Park and the famous Goodwood Estate.

Information

EPC- D

Tenure - Freehold

Council Tax Band – F

Broadband Speed - Up to 62 Mbps

Mobile Coverage - EE, Three, O2, Vodafone



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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