



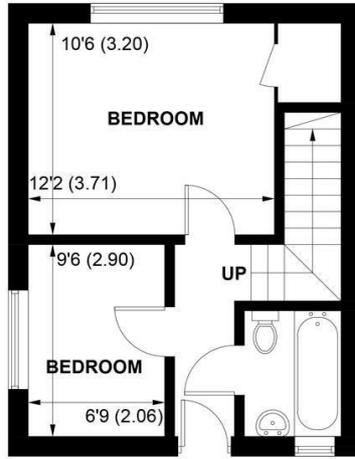
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Sims Williams

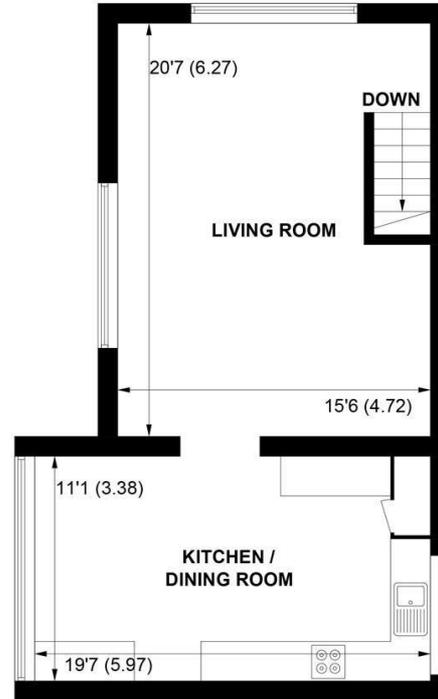


31 THE PARADE, PAGHAM, WEST SUSSEX, PO21 4TW





**FIRST FLOOR**



**SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 866 SQ FT / 80.5 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

# £155,000 Leasehold

31, THE PARADE,  
PAGHAM,  
WEST SUSSEX, PO21 4TW

- Maisonette Apartment
- Private Entrance
- Two Bedrooms
- Sitting Room
- Large Kitchen/Diner
- Bathroom
- Popular Location
- Close To Beach
- Chain Free

## EPC RATING

Current = F

Potential = D

## COUNCIL TAX BAND

Band = B

This maisonette apartment is situated above the Pagham shopping precinct, close to the seafront, local amenities and public transport links. The property offers the benefit of local shops and a café within close proximity as well as several pubs in the village. It also has good links to public transport and the A27, which allows for access to both Brighton and Portsmouth. The City of Chichester, located north of the property, offers a comprehensive shopping centre, popular restaurants and The Festival Theatre. Further north, you can find the South Downs National Park at The Goodwood Estate, which hosts the annual Festival of Speed and an abundance of horse racing events.

The property is available for sale with no forward chain and is presented in good condition throughout. It boasts versatile and bright accommodations over two floors.

Upon entering the private entrance, there is an inner hallway leading to the bathroom with a shower over the bath. To the left is the second bedroom, and to the rear is the main bedroom, which has a sizeable built-in wardrobe.

Ascending the stairs to the first floor, there is a dual aspect sitting room that offers a full-width window with westerly views towards the South Downs. Furthermore,

there is a sizeable kitchen/diner that is also a dual aspect. The kitchen has a range of base and eye-level units as well as integrated appliances and ample room for a dining table.

## Lease & Maintenance Information

We are currently confirming the details with the owner, but we have been advised that the lease has 121 years remaining, and the current outgoings are £2,400 per annum, which includes ground rent, building insurance, and maintenance charges.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From the direction of Chichester, head along Pagham Road continue through the village and take the left onto Sea Lane. Continue along Sea Lane upon reaching the Pagham Beach Cafe turn left into The Parade and the property can be found 400m on your left.

