

SW

Sims Williams

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For Sale
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3 CHANNEL VIEW, PAGHAM, WEST SUSSEX, PO21 4PH

Channel View, PO21

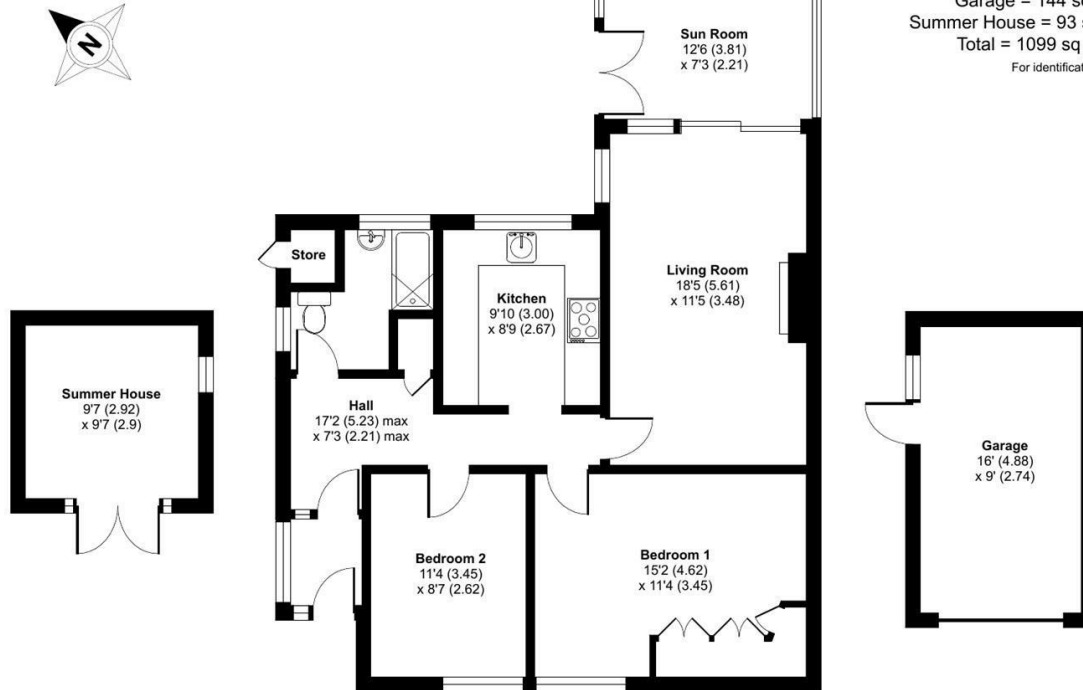
Approximate Area = 862 sq ft / 80.1 sq m

Garage = 144 sq ft / 13.4 sq m

Summer House = 93 sq ft / 8.6 sq m

Total = 1099 sq ft / 102.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1126140



£400,000 Freehold

3, CHANNEL VIEW, PAGHAM, WEST SUSSEX, PO21 4PH

- Chain Free
- Detached Bungalow
- Two Double Bedrooms
- Lounge/Diner
- Conservatory
- Garden Cabin
- Secluded Garden
- Garage & Off Road Parking
- 140yds From the Seafront

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

This detached bungalow is located just 140 yards from the seafront. Within close proximity, you can find local shops and cafes. Furthermore, there are 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 and The Goodwood Estate - which hosts the annual Festival of Speed and an abundance of horse racing events.

The accommodation is accessed through an enclosed porch which provides storage space.

Off the hallway is the family bathroom complete with a white 3 piece suite, on the right overlooking the front garden are two double bedrooms, the master benefitting from fitted wardrobe cupboards.

The kitchen is further along the hallway and has a range of base and eyelevel units. At the end of the hallway is the sitting room complete with a log burning stove and sliding patio doors into the conservatory.

Outside, the rear garden has been

partially laid with pebbles and a stepping stone pathway leading to a garden cabin with a patio and a raised deck area. There is also a large paved seating area and a feature wooden pergola.

The front of the property is hard landscaped with shingles providing off road parking for several cars, there is also a driveway leading to the single garage.

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 travel south along Pagham Road, continue past The Inglenook, Bear and Lamb public houses, just after The Lamb turn left into Church Way. Continue on until you reach the roundabout. Take the turning on the left onto The Causeway, then the first turning on the right onto Conway Drive. Channel View is the next turning on the left and the property will be on the left hand side.

