

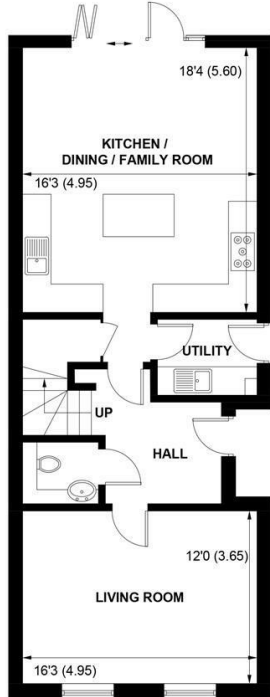
The logo consists of the letters 'Sw' in a stylized, cursive, gold-colored font, set against a dark blue square background.

Sims Williams

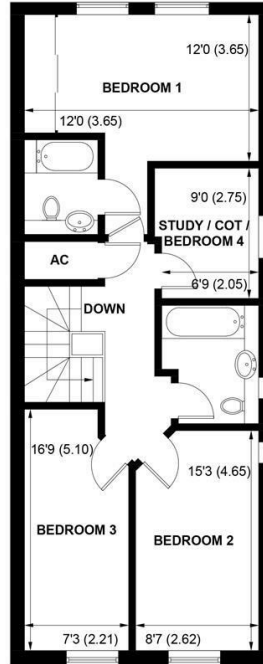


5 STREAM SIDE GARDENS, PAGHAM, WEST SUSSEX, PO21 3GD





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1421 SQ FT / 132 SQ M

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

£450,000 Freehold

5, STREAM SIDE GARDENS, PAGHAM, WEST SUSSEX, PO21 3GD

- Available Now
- Sizeable Garden
- Semi-Detached 4 Bedroom Home
- Stylish Kitchen & Bosch Appliances
- Principal Bedroom with En-Suite
- Southerly Aspect Garden
- Small New Development
- Off Road Parking
- ABC 10 Year Warranty

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = New Build

Stream Side Gardens is a small, exclusive development comprising six traditionally built homes in Pagham. The development has good transport links to nearby local towns and cities. Attention to detail is apparent from the stylish fitted kitchens and bathrooms through to the choice of paint colour and fitted flooring - they are truly wonderful homes.

This four bedroom, semi-detached house boasts a living room, shaker style kitchen/dining room, separate utility room and cloakroom. The kitchen has integrated appliances with an induction hob with an electric oven. The dining area has bi-fold doors that open out onto the turfed, southerly aspect rear garden. Karndean flooring is standard in the kitchen/dining, living and hall with floor tiles to the utility areas. The Daikin Air Source heat pump provides underfloor heating to the ground floor with independent zone stats.

Upstairs, the principal bedroom has an en-suite. The first floor is completed with two double bedrooms, a study and a family bathroom. The bathroom is fitted with Contemporary white sanitary ware and fitted vanity units. The floor is tiled with grey gloss porcelain partly tiled walls. Radiators to the first floor - all with TRVs.

Outside, there is off road parking for two cars. a turfed rear garden and landscaped front garden. This stunning new home comes with a 10 year new home guarantee by ABC Warranty.

A Hamilton home is built to an exceptional quality and efficiency. Each Hamilton home is a statement of their commitment to workmanship.

Estimated Annual Estate Charge 2024 / 2025 is £394.00 per property.

New Homes 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. Images shown may be from previous developments and are just an indication for illustrative purposes only.

Directions

From the Bognor Roundabout in Chichester take the exit into Vinnetrow Road and proceed until you reach the roundabout. Take the first exit onto Lagness Road and continue on this road until you reach a left hand turning into Sefter Road and Stream Side Gardens can be found on your right.





The Property
Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 862626
These particulars are believed to be correct but their accuracy is not guarantee and
they do not form part of any contract

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