



Sims Williams



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





This floor plan shows a 4-bedroom house with a central landing and a staircase. The rooms and their dimensions are as follows:

- BEDROOM 1:** 10'6" (3.20) wide by 10'10" (3.30) deep.
- BEDROOM 2:** 12'2" (3.70) wide by 10'6" (3.21) deep.
- BEDROOM 3:** 12'2" (3.70) wide by 7'11" (2.41) deep.
- BEDROOM 4:** 9'10" (3.00) wide by 10'4" (3.15) deep.
- LANDING:** Features a staircase labeled "DOWN" and a dashed rectangle indicating a closet or storage area.
- BATHROOMS:** There are three bathrooms, each containing a toilet and a sink. One bathroom also includes a bathtub.
- ENTRYWAY:** Located at the bottom left, featuring a coat closet.
- CLINET:** Located at the top left, featuring a closet.

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£549,950 Freehold

1, STREAM SIDE GARDENS, PAGHAM,

WEST SUSSEX, PO21 3GD

- Exclusive Small Development
- Detached 4 Bedroom Home
- Bespoke Shaker Style Kitchen
- Bosch Integrated Appliances
- Principal Bedroom with En-Suite
- Bedroom 2 with En-Suite
- Family Bathroom
- Allocated Parking
- ABC 10 Year Warranty

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = New Build

This new development in Pagham has just 6 homes and is perfect for people who are keen to take advantage of local amenities and outdoor living. The development has good transport links to nearby local towns and cities. Attention to detail in these homes is evident from the stylish fitted kitchens and bathrooms through to the choice of paint colour and fitted flooring.

Home 1 is a traditionally built four bedroom, detached house boasts a dual aspect living room, shaker style kitchen/dining room and a separate utility. The kitchen has a Bosch induction hob and electric oven, soft close unit doors, an integrated dishwasher and a fridge freezer. Karndean flooring is laid in the kitchen/dining area, hall as standard, with tiled floors to the utility room. Furthermore, there is a ground floor cloakroom which is accessed from the hallway too. The Daikin Air Source heat pump provides underfloor heating to the ground floor with independent zone stats.

Upstairs, there is an en-suite to both the principal and second bedroom. The first floor is completed with two double bedrooms and a family bathroom. The bathrooms are fitted with contemporary white sanitary ware and fitted vanity units. The floors are finished in light grey porcelain tiles with grey gloss porcelain partially tiled walls. Radiators to the first floor - all with TRVs.

Outside, the rear garden is finished with turf, there are three parking spaces and the parking area is finished in grey block paving

and pathways in Grey Indian Stone. This stunning new home comes with a peace of mind 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.

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