

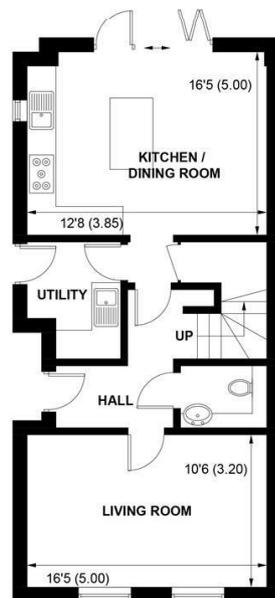
SW

Sims Williams

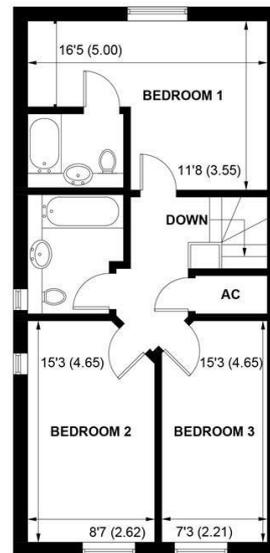


4 STREAM SIDE GARDENS, SEFTER ROAD, PAGHAM, WEST SUSSEX, PO21 3EE





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1184 SQ FT / 110.0 SQ M

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

£425,000 Freehold

4, STREAM SIDE GARDENS, SEFTER ROAD, PAGHAM, WEST SUSSEX, PO21 3EE

- Exclusive Small Development
- Semi-Detached 3 Bedroom Home
- Bespoke Shaker Style Kitchen
- Bosch Integrated Appliances
- En-suite to Principal Bedroom
- Family Bathroom
- Off Road Parking
- Stamp Duty Incentive T&C's apply
- ABC 10 Year Warranty

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = New Build

Stream Side Gardens, Pagham is ideally situated within easy reach of the village amenities which include a primary school, shops and post office as well as a choice of traditional pubs and restaurants. The beach is nearby and the development is surrounded by Sussex countryside. The village has good transport links to nearby local towns and cities.

This three bedroom semi detached home boasts a living room, shaker style kitchen/dining room with integrated Bosch appliances, a separate utility and cloakroom. The kitchen has soft close unit doors, an induction hob and electric oven. Karndean flooring is standard in the kitchen/dining, living, hall and the utility floor is tiled. Furthermore, there is a downstairs cloakroom accessed from the hallway. The Daikin Air Source heat pump provides underfloor heating to the ground floor with independent zone stats.

On the first floor, there is an en-suite to the principal bedroom. The first floor is completed with two double bedrooms and a family bathroom. The bathrooms are fitted with Eastbrook Trade Contemporary white sanitary ware and fitted vanity units. The floors are finished in light grey porcelain tiles with grey gloss porcelain partly tiled walls. Radiators to the first floor - all with TRV's.

Outside, the front garden is landscaped and the rear garden is finished with turf. This home has two parking spaces and the parking area is finished in grey block paving.

All homes at Stream Side Gardens come with a 10 year new home guarantee by ABC Warranty.

A Hamilton home is built to an exceptional quality and efficiency. The developer aims to create communities and deliver distinctive residential developments and top quality homes across the South East. 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.





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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