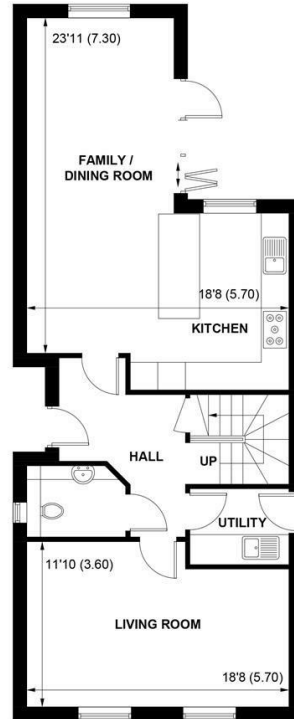


The logo for Sims Williams, featuring the letters 'SW' in a stylized, white, cursive font on a dark blue square background.

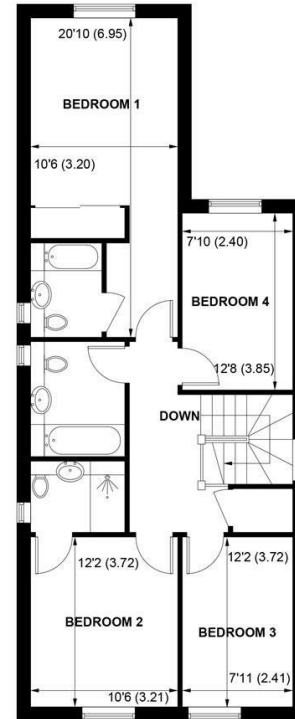
Sims Williams



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



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1599 SQ FT / 148.6 SQ M

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

£575,000 Freehold

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

- Exclusive Small Development
- Detached 4 Bedroom Home
- Bespoke Shaker Style Kitchen
- Integrated Bosch Appliances
- Principal Bedroom with En-Suite
- Bedroom 2 with En-Suite
- Good Sized Rear Garden
- Off Road Parking
- ABC 10 Year Warranty
- Stamp Duty Incentive T&C's apply

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = New Build

Stream Side Gardens is a new development of just 6 homes in Pagham, 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.

This four bedroom detached home boasts a double aspect living room, shaker style kitchen/dining room, cloakroom and a separate utility. The shaker style kitchen is complete with integrated appliances. Kardean flooring is laid in the kitchen/dining area, hall and utility room as standard with floor tiles to the utility space. The Daikin Air Source heat pump provides 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 white contemporary 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 TRVs.

Outside, the front garden is landscaped and the boundaries of the good sized rear garden are defined by timber fencing. There are 3 parking spaces and the parking area is finished in grey block

paving. 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. 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.

