

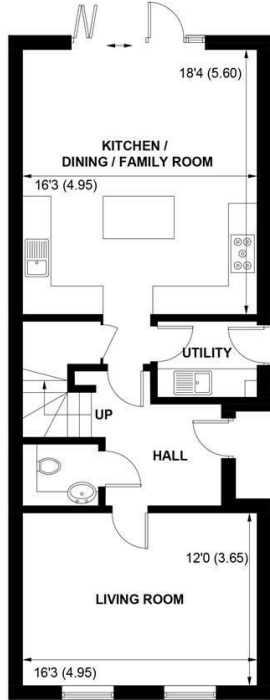


Sims Williams

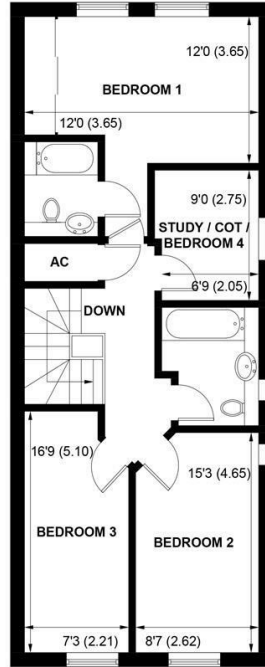


3 STREAM SIDE GARDENS, PAGHAM, WEST SUSSEX, PO21 3GD





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

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

- Small New Development
- 3 Bedroom Semi-Detached Home
- Stylish Shaker Style Kitchen
- Utility Room
- Principal Bedroom with En-Suite
- Study
- Family Bathroom
- Southerly Aspect Garden
- Off Road Parking

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. Stream Side Gardens 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.

This four bedroom, semi-detached home boasts a living room, shaker style kitchen/dining room and a separate utility room. The kitchen has integrated appliances and an induction hob with an electric oven. The Dining area has bi-fold doors that open out onto the turfed, southerly aspect rear garden. The Daikin Air Source heat pump provides underfloor heating to the ground floor with independent zone stats. Furthermore, there is a downstairs cloakroom access from the hallway.

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 Eastbrook Trade Contemporary white sanitary ware and fitted vanity units. The floor is finished in light grey porcelain tiles with grey gloss porcelain partly tiled walls. Radiators to the first floor - all with TRVs.

Outside, there are 2 parking spaces. The front gardens is landscaped and the boundaries of the rear garden are defined by timber fencing. 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 Vinnetro 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 Seffer Road and Stream Side Gardens can be found on your right.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

