

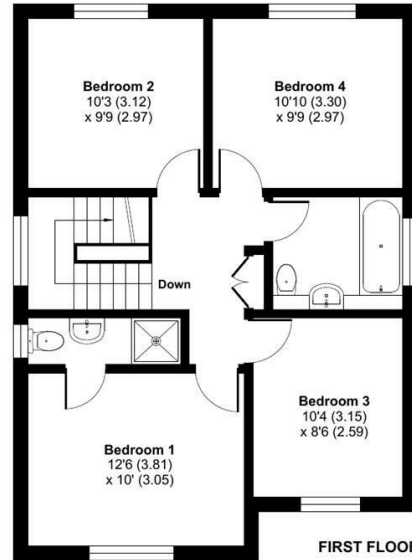
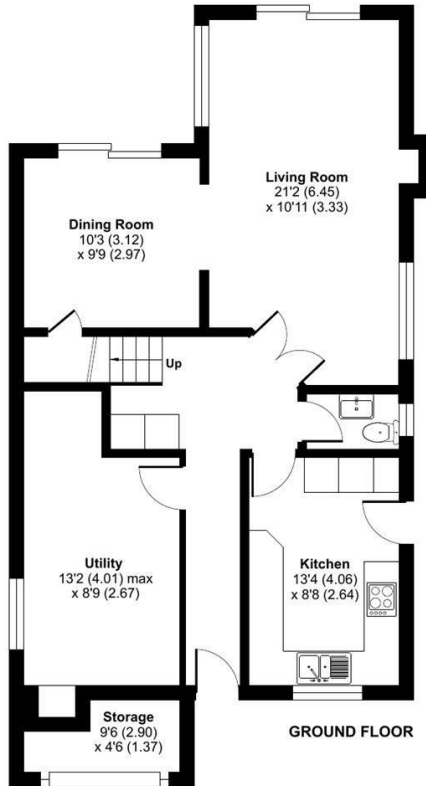
*SW*  
Sims Williams



3B LION ROAD, PAGHAM, WEST SUSSEX, PO21 3JZ



Approximate Area = 1392 sq ft / 129.3 sq m  
Outbuilding = 30 sq ft / 2.7 sq m  
Total = 1422 sq ft / 132 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sims Williams. REF: 1179909



# £495,000 Freehold

3B, LION ROAD,  
PAGHAM,  
WEST SUSSEX, PO21 3JZ

- Detached House
- Popular Location
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Living/Dining Room
- Secluded Garden
- Off Road Parking
- Paved Seating Area

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = E

Lion Road is located within Pagham, there are local public transport links as well as amenities within a short distance to the property. The Cathedral city of Chichester can be found 5 miles away and boasts a comprehensive shopping precinct as well as popular restaurants and cafes.

Upon entering, the kitchen can be found on the right, fitted with base and eye level units as well as integrated appliances. The garage has been partially converted, with the front providing storage and the rear another reception/utility room.

At the rear of the property is a large living room with a diner leading off this, the living room benefits from a feature fireplace and sliding doors out onto the garden. The downstairs accommodation also has a W.C.

Ascending the stairs there are four double bedrooms. The master bedroom benefits from an ensuite shower room. There is a family bathroom comprising, a basin, toilet and shower over the bath.

The well-established secluded garden is mainly laid to lawn with surrounding borders. There is a patio area with outdoor seating.

The property benefits from partial garage storage at the front and off road parking for three or more cars.

## Directions

From Rose Green traffic lights turn Right onto Nyetimber Lane following the road until you reach the mini roundabout, take the third exit staying on Nyetimber Lane. Then take the third turning on the Right onto Lion Road. The property can be found on the left.

## 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.



