



6 The View, Pagham PO21 4SE

£495,000 Freehold



4 Bedrooms



2 Bathroom



2 Reception Rooms



Sims Williams

## Key Features

- Detached House
- Three Double Bedrooms
- Downstairs Office/ Fourth Bedroom
- Kitchen/ Diner
- Separate Dining Room
- Garden Room
- Ensuite To Bedroom One
- South Facing Secluded Garden
- Off Road Parking For Multiple Cars

## EPC Rating

Current = D

Potential = B

## Council Tax Band

Band = D

## Tenure - Freehold



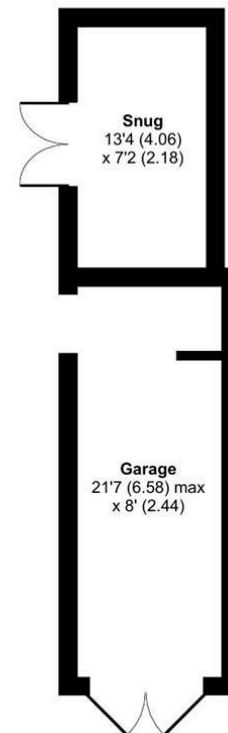
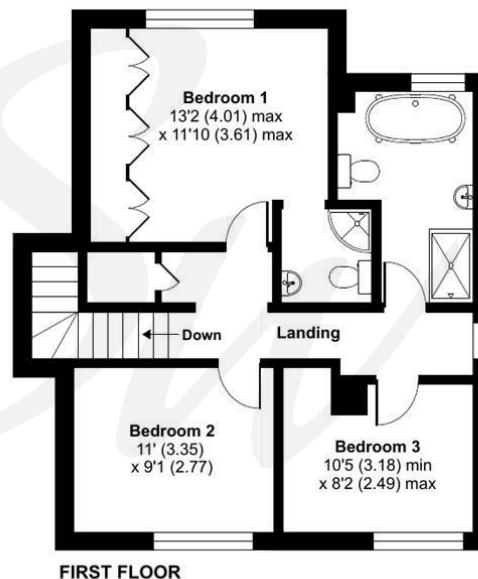
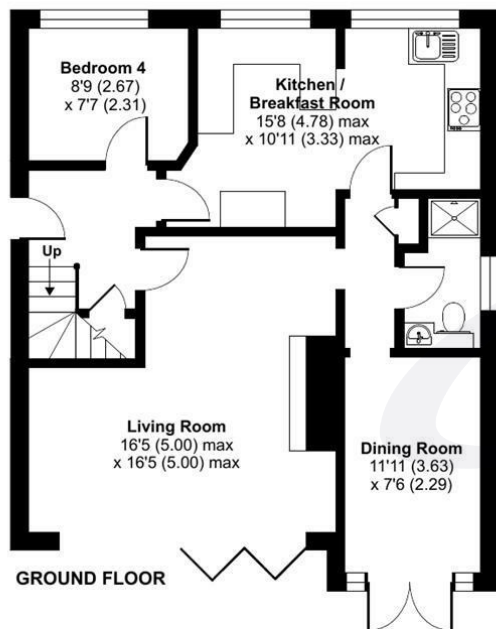
Approximate Area = 1305 sq ft / 121.2 sq m

Garage = 175 sq ft / 16.2 sq m

Outbuilding = 96 sq ft / 8.9 sq m

Total = 1576 sq ft / 146.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sims Williams. REF: 1290181





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#### CHICHESTER

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#### WALBERTON

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5 Maple Parade

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#### ARUNDEL

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.