





## 51 Sea Lane, Pagham

Beautiful character single storey residence within walking distance to Pagham beach and lagoon.



- ▶ **Detached Character Home**
- ▶ **Three Reception Rooms**
- ▶ **Four Double Bedrooms**
- ▶ **Well-Tended Garden**
- ▶ **Close to Pagham Beach**
- ▶ **Original Character Features**
- ▶ **Conservatory**
- ▶ **Family Bathroom plus Two En-Suites**
- ▶ **Driveway and Carport**
- ▶ **Private Location**

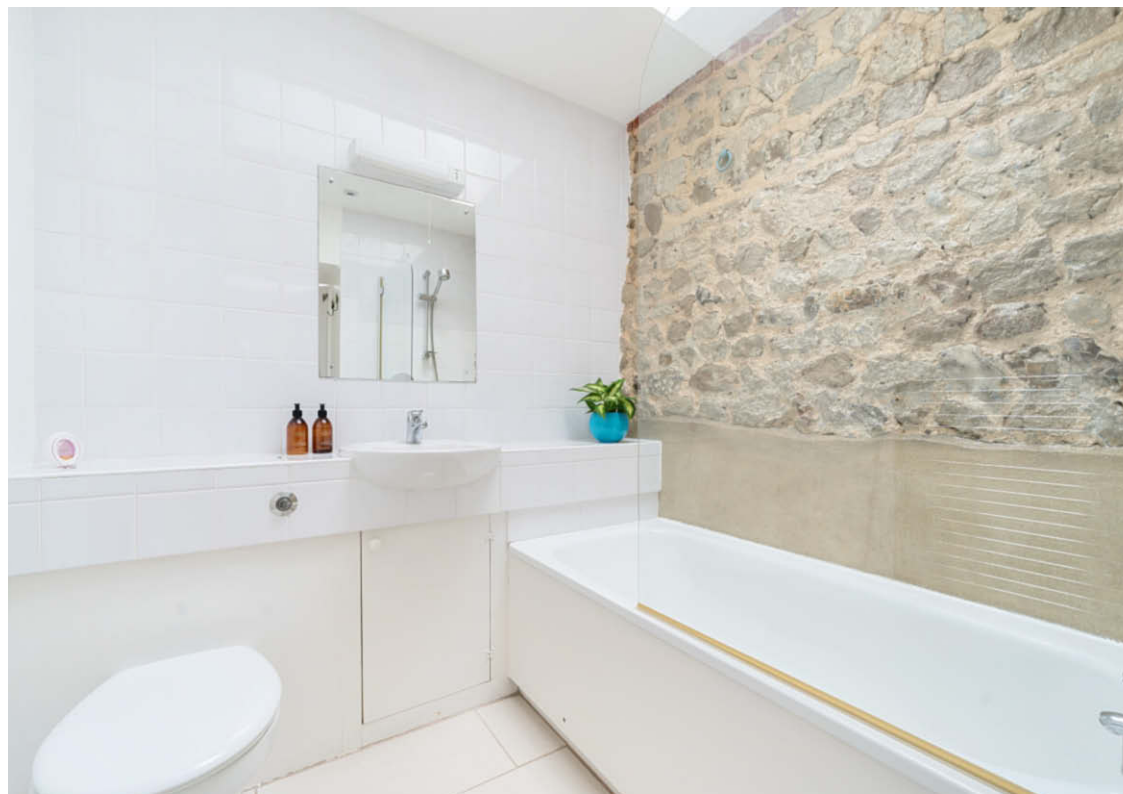
This detached character single storey residence boasts many features including exposed timber beams and log burners.

A viewing is thoroughly recommended to appreciate the quiet tucked away location, together with its thoughtfully planned and extremely well-presented accommodation.

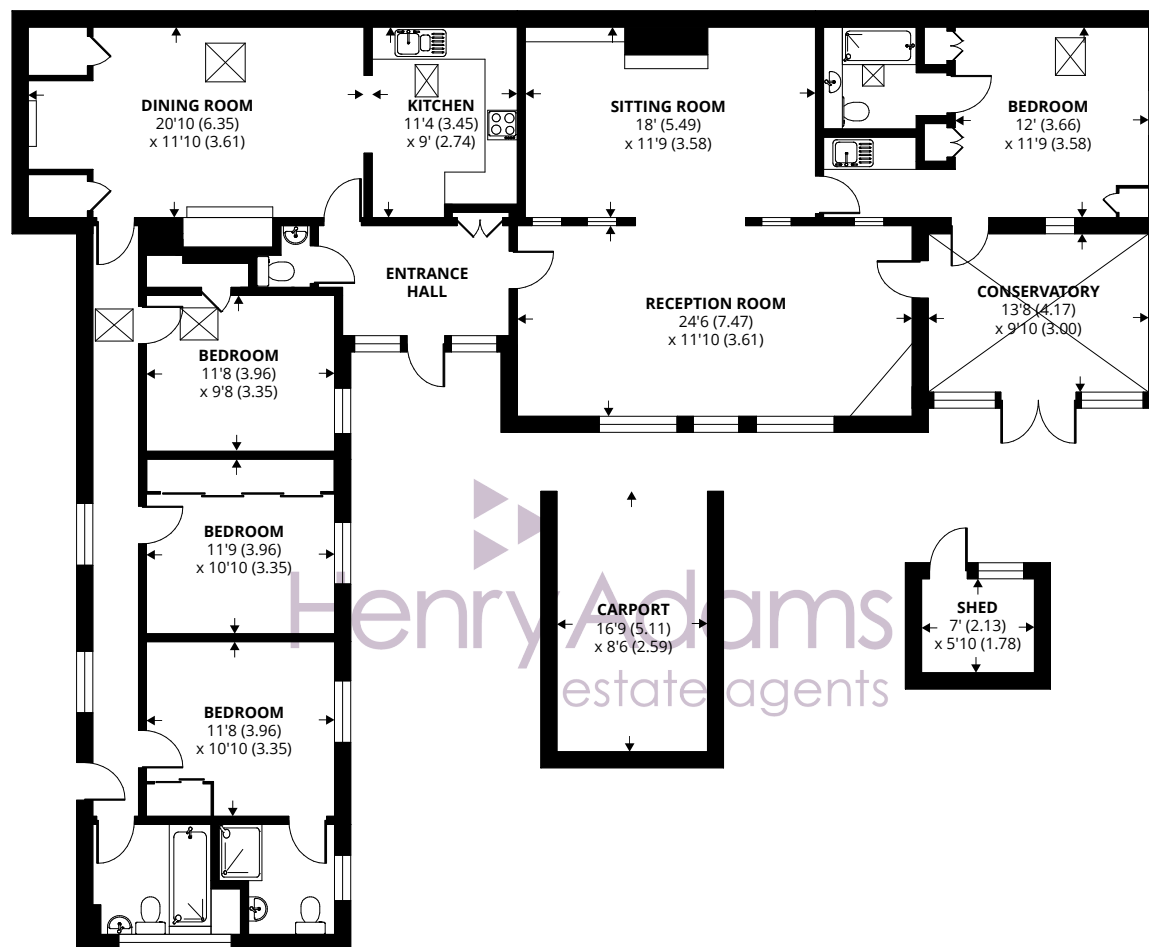
The accommodation briefly comprises, welcoming entrance hallway, sitting room with log burner and through to an impressive bright reception room with vaulted ceiling and access to the garden and conservatory, again with access to the garden, generous dining room with log burner and through to the kitchen. There are four double bedrooms all with built-in wardrobes, one with en-suite shower room with WC, another with en-suite bathroom and kitchenette. Family bathroom. The property is heated by way of gas fired central heating via radiators and double glazed apart from the period double doors to the garden from the conservatory.

The current owners have lived and loved their home for many years, the garden has been designed for ease of maintenance and in a country style, with raised sleeper beds and filled with mature and established shrubs and plants, decking area, brick built storage shed, enclosed by brick and stone walls and accessed via timber gates. The shared shingled driveway which is owned by No. 51 leads to a open carport, having power and light and with some height restriction to the rear.









**GROUND FLOOR**

Approximate Area = 2034 sq ft / 189 sq m (excludes carport)

Shed = 40 sq ft / 3.7 sq m

Total = 2074 sq ft / 192.7 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The village of Pagham offers a comprehensive range of local amenities and facilities along with the beach, lagoon and protected nature reserve. Local regularly routed bus services provide access to nearby Nyetimber with its four public houses, Bognor Regis town centre (approximately four miles to the east) and the historic city of Chichester, with their mainline railway stations.

Council Tax Band: F

What3Words ///disbanded.impulses.wriggle

15/04/24



