



59 Harbour Road, Pagham

Three bedroom detached bungalow built of non-standard construction. No onward chain.



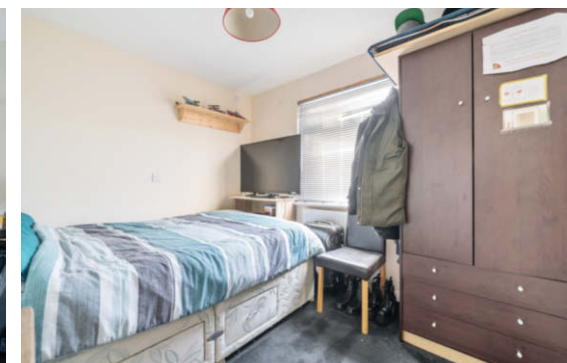
- ▶ **Detached Bungalow**
- ▶ **Spacious Accommodation**
- ▶ **Kitchen**
- ▶ **Double Glazing**
- ▶ **Southerly Facing Rear Garden**
- ▶ **Private Beachside Estate Location**
- ▶ **Sitting Room**
- ▶ **Three Bedrooms**
- ▶ **Driveway and Garage**
- ▶ **Viewing Thoroughly Recommended**

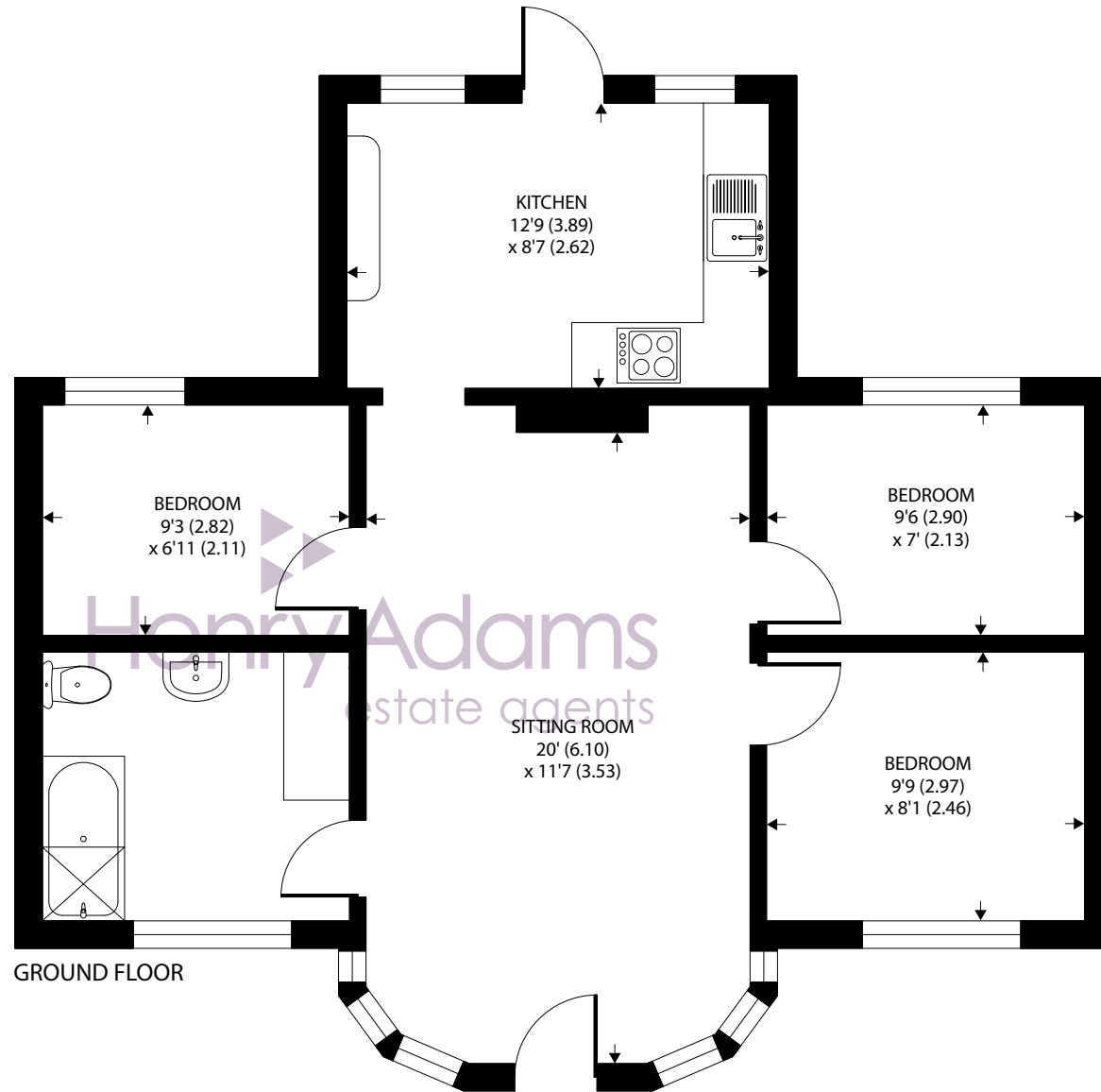
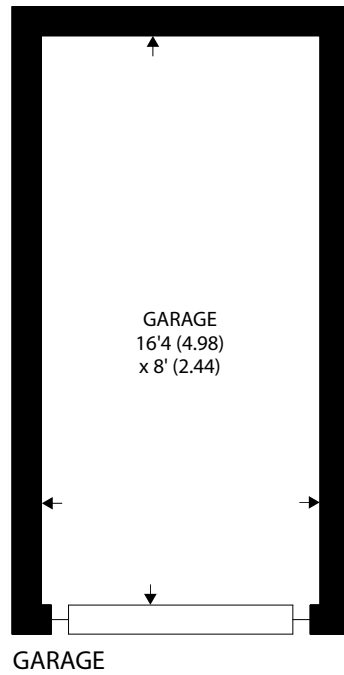
A viewing is highly recommended to appreciate its surprisingly spacious accommodation. Situated on a private beachside estate just a stone's throw away from the seafront, is an ideal main residence or holiday retreat.

The accommodation briefly comprises entrance door into the sitting room with bow window, kitchen with door to the rear garden, three bedrooms and bathroom with WC. The property has gas fired central heating and double glazing.

Outside, there is a driveway providing ample off-road parking leading to a detached single garage. The southerly facing rear garden has a patio area, lawned area, summer house, green house, shed and flower borders.

Council Tax Band: B





Approximate Area = 659 sq ft / 61.2 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 790 sq ft / 73.3 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 property is situated in a popular residential setting on the Pagham Private Estate just a few hundred metres from Pagham Harbour RSPB Nature Reserve. A local shopping parade is available in Pagham about a quarter of a mile level walk. Pagham Yacht Club is less than a quarter of a mile level walk in West Front Road and Chichester Marina is about ten miles. The Cathedral City of Chichester is about seven miles with its pedestrianised shopping precinct, an excellent array of bistros and restaurants, as well as Chichester Festival Theatre.

What3Words ///twilight.daytime.informer

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