



30 The Causeway, Pagham

An end of terrace house set back from the road in a quiet location and close to the beach in the popular area of Pagham.



- ▶ End of Terrace House
- ▶ Fitted Kitchen
- ▶ Modern Bathroom
- ▶ Gas Fired Central Heating via Radiators
- ▶ Enclosed Rear Garden
- ▶ Westerly Facing Sitting Room
- ▶ Conservatory
- ▶ Quiet Convenient Location
- ▶ Double Glazing
- ▶ Close to Pagham Beach

A bright family home situated in a mature residential setting, overlooking a small central greensward in the seaside village of Pagham. The property benefits from gas fired central heating and double glazing.

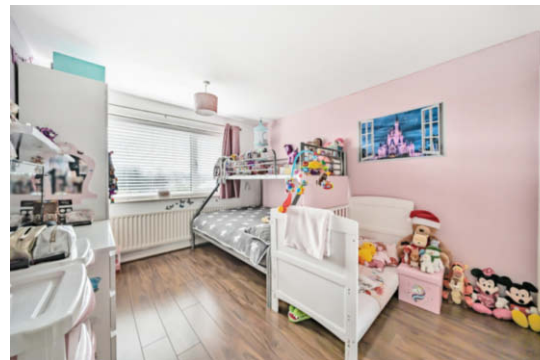
The accommodation briefly comprises, entrance lobby, perfect for shoe and coat storage, entrance hallway leading to the open plan sitting/dining room, through to the play room/office with doors to the conservatory, kitchen with access to the rear garden and cloakroom with WC.

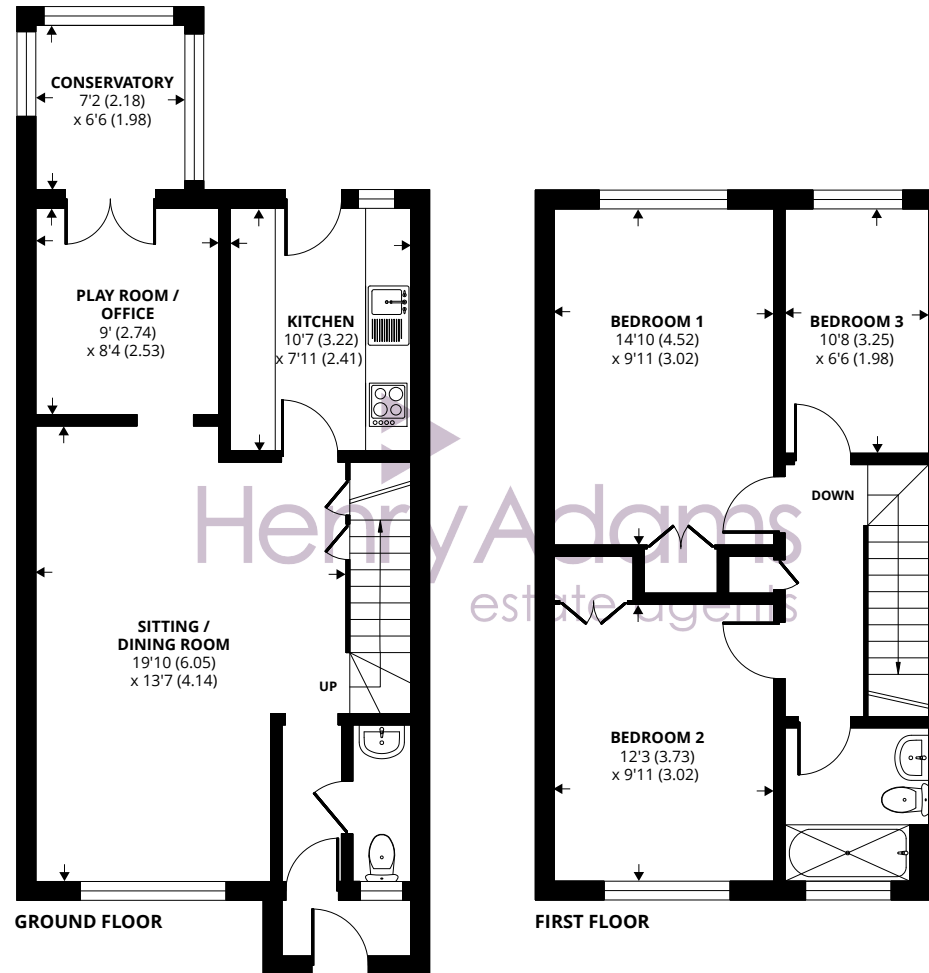
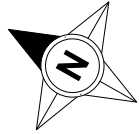
The first floor comprises, landing with cupboard, three bedrooms, bedrooms one and two having recessed double built-in wardrobes. The refitted bathroom has a mixer shower above the bath.

Outside, the front enclosed garden is mainly laid to lawn. The rear garden is part lawn, part artificial lawn and with gated side access to the front.

A viewing is thoroughly recommended to appreciate the tucked away location, together with its versatile accommodation on offer.

Council Tax Band: C





Approximate Area = 1028 sq ft / 95.5 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 coastal village of Pagham is located to the western side of Bognor Regis. It offers a number of local facilities including: dentists, opticians, convenience store and garage. A bus service passes along The Causeway and links Pagham to the nearby Bognor Regis town centre (about 4.5 miles), which offers a more comprehensive range of facilities including a rail link from Bognor Regis to London Victoria. The Cathedral city of Chichester can be found within 7.5 miles.

What3Words ///rates.indicates.lofts

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