





Little Paddocks, 6 Barton Close, Pagham

Delightful semi-detached conversion from period farm buildings with potential to convert (subject to planning permission).



- ▶ **Character Semi-Detached Period House**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Three Double Bedrooms**
- ▶ **Delightful Front and Rear Gardens**
- ▶ **Excellent Location for Shops and Bus Services**
- ▶ **Sitting Room with Open Fire**
- ▶ **Family Room**
- ▶ **Ground Floor Bathroom plus En-Suite Bathroom**
- ▶ **Two Garages and Driveway**
- ▶ **Private Cul-De-Sac**

Henry Adams are delighted to market this character home in the sought-after location of Pagham. This is a unique opportunity to purchase as this property has not been on the open market for over 30 years, the property offers versatile accommodation having a ground floor bedroom and bathroom.

The accommodation briefly comprises, entrance porch and welcoming and spacious entrance hallway, sitting room with open fire and doors giving access to the rear garden, additional family room, country style kitchen/breakfast room with stable door to the rear garden, bedroom overlooking the pleasant front garden and family bathroom.

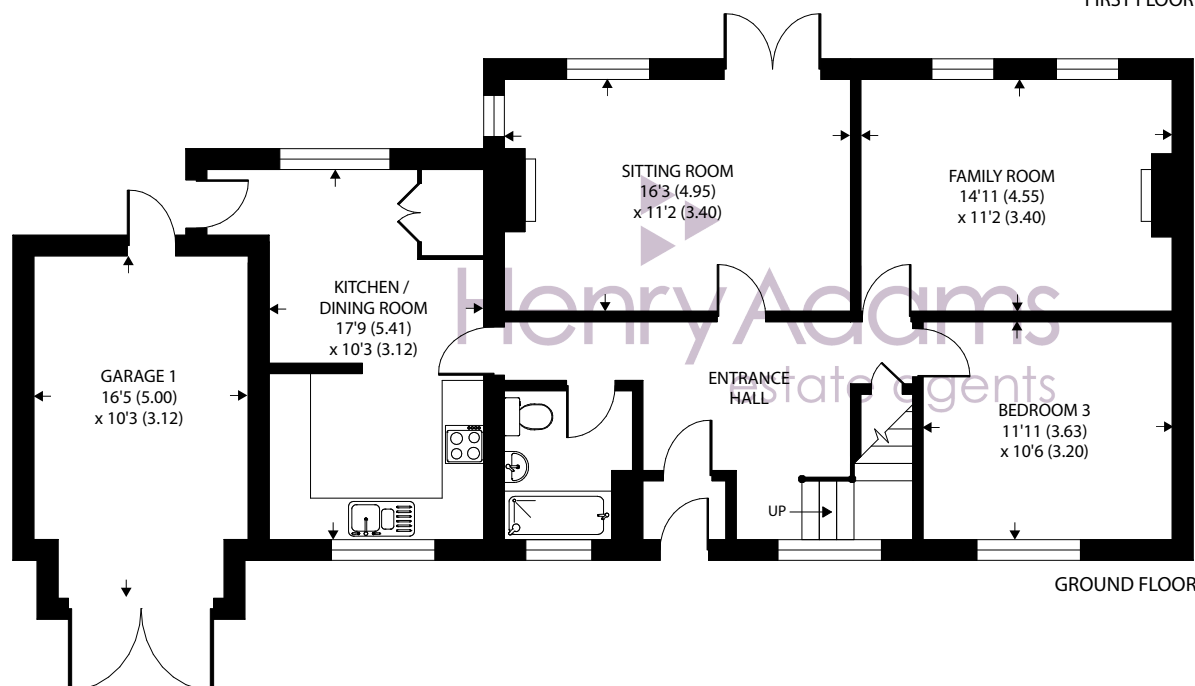
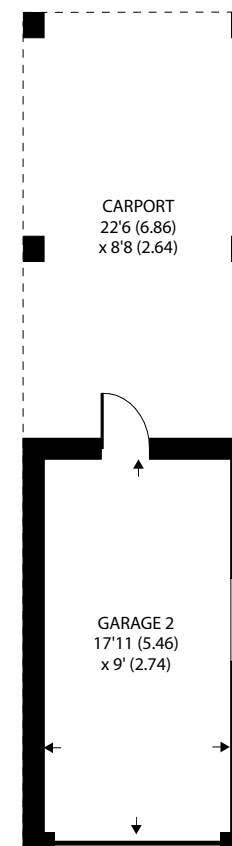
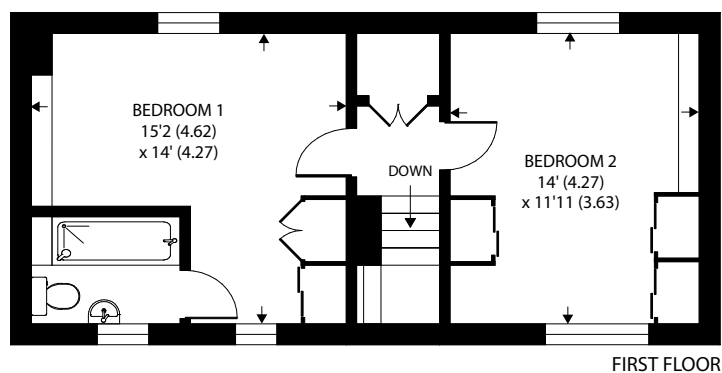
The first floor comprises landing with built-in storage cupboard and two double bedrooms, both with dual aspect and one benefiting from an en-suite bathroom with WC.

Outside, the front garden is laid to lawn with flower and shrub border and driveway to side providing ample parking. Single garage with a pitched and tiled roof with open carport behind. There is an additional garage attached to the property and located towards the end of Barton Close, accessed via two timber doors, pitched roof, power and lighting and personal door to the southerly facing secluded rear garden. This is well stocked with mature trees and shrubs, mainly laid to lawn with patio area.









Approximate Area = 1375 sq ft / 127.7 sq m

Garage = 325 sq ft / 30.2 sq m

Total = 1700 sq ft / 157.9 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.

A viewing is thoroughly recommended to appreciate the character, location and plot size this property has to offer.

Location

Barton Close is one of the most desirable locations in Pagham, a quiet cul-de-sac with picturesque pond leading to Barton Manor and the 12th Century chapel. Pagham Harbour Nature Reserve is a short walking distance away as are the shops and range of public houses in Nyetimber. The Cathedral City of Chichester, with its pedestrianised shopping precinct, and Chichester Festival Theatre, is approximately six miles, whilst Goodwood, famous for Glorious Goodwood horseracing, and hosting the world renowned Festival of Speed and Revival motor sport events is approximately eight miles. 01/10/24

Council Tax Band: E

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