



# Clarkes

Estate Agents & Lettings Agents

Asking Price  
£410,000  
Freehold

34 Spinnaker View, Pagham, PO21 3FL



Book a Viewing

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<http://www.clarkesestates.co.uk>

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-)                                       | A |         | 96        |
| (81-91)                                     | B | 85      |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |



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IMPORTANT NOTICE  
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344





- Mid-Terrace Family Home
- Living Room
- Modern Kitchen/Diner
- Four Bedrooms
- Two Bathrooms
- Garage



## Accommodation

### Ground Floor

Entrance Hall - 4.99m x 1.08m (16'4" x 3'6")  
 Living Room - 3.55m x 4.8m (11'7" x 15'8")  
 WC - 1.8m x 1m (5'10" x 3'3")  
 Kitchen/Diner - 5m x 2.44m (16'4" x 8'0")

### First Floor

Bedroom 2 - 4.8m x 2.82m (15'8" x 9'3")  
 Bedroom 3 - 3.71m x 2.65m (12'2" x 8'8")  
 Bedroom 4 - 2.44m x 2.02m (8'0" x 6'7")  
 Family Bathroom - 2.64m x 1.9m (8'7" x 6'2")

### Second Floor

Bedroom 1 - 5.21m into bay x 4.04m (17'1" x 13'3")  
 Ensuite - 2.63m x 2.07m (8'7" x 6'9")

Garage

## What the agent says... “,, Material Information

An immaculate mid-terraced town house offering excellent accommodation to three floors and located on a private development in the heart of Nyetimber. This peaceful location is walking distance to the village shops and amenities that include public houses, restaurants, shops and bus services connecting to larger towns and cities along the coast.

The ground floor accommodation comprises entrance hall, living room downstairs cloakroom and kitchen/diner. On the first floor are three bedrooms and a family bathroom and on the second floor is the principal bedroom with an ensuite shower room and WC.

Outside is a charming west facing rear garden, an easy to maintain front garden, garage and space to park in front.

There is an Estate Maintenance Charge of £334 (£167 half yearly).

Council Tax: Arun District Council Band D

Property Type: Purpose Built House

Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

Heating: Electric

Broadband Type: On 06/08/2024 the Ofcom Website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> shows the area has Standard, Superfast and Ultrafast available.

Mobile Signal/Coverage: On 06/08/2024 the Ofcom Website <https://checker.ofcom.org.uk/> shows EE, Three, and O2 as LIMITED and Vodafone Indoor as LIKELY and EE, Three, O2 and Vodafone Outdoor LIKELY.

Parking: Garage

Restrictions:

