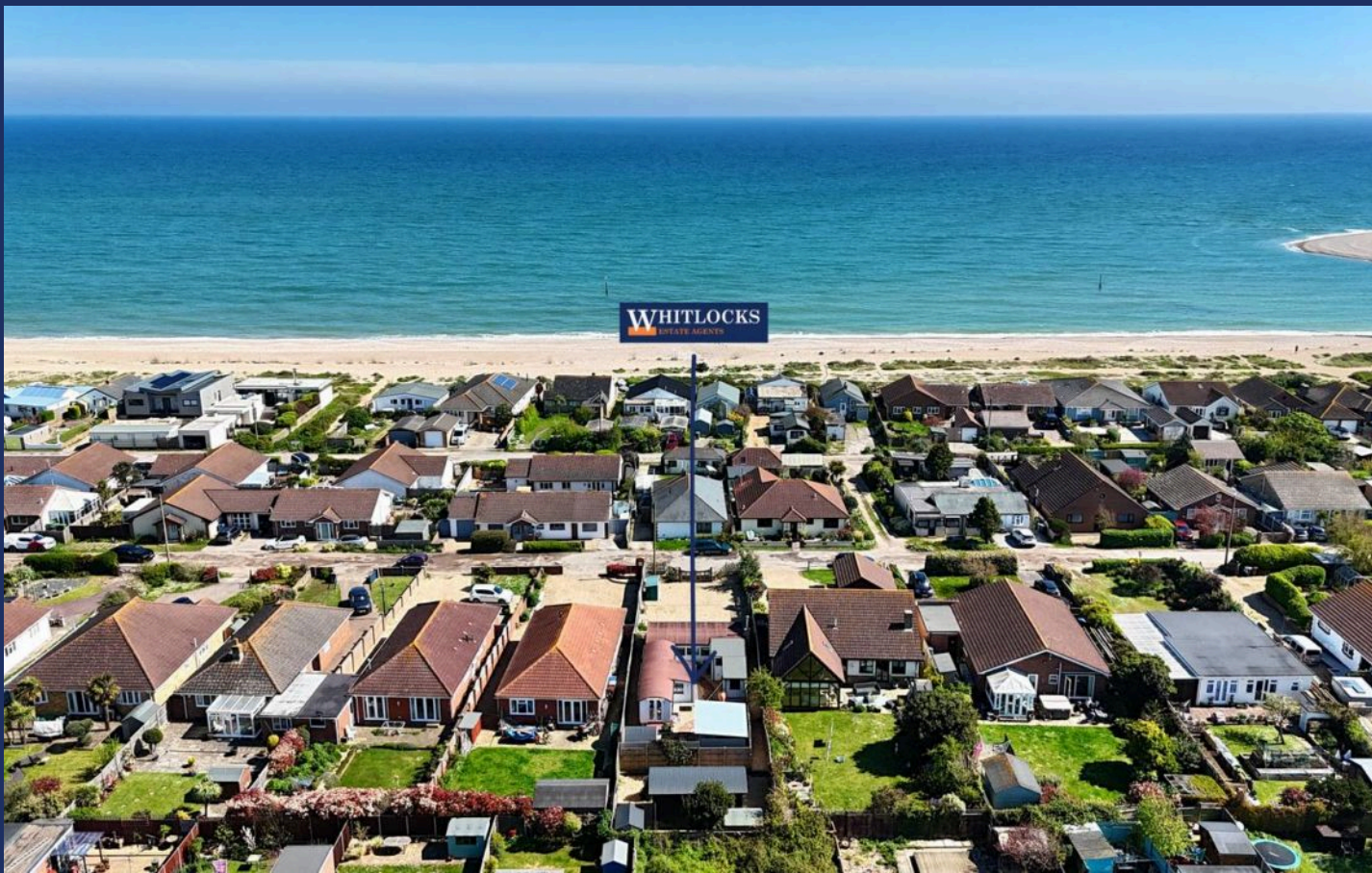




WHITLOCKS
ESTATE AGENTS

Harbour Road, Pagham, Bognor Regis PO21 4TG
£300,000



An extremely rare opportunity to acquire this charming Detached Seaside Railway Carriage, located on Pagham Beach Estate, and would make a fantastic Holiday Home, Air B&B, or a lovely characterful home! Alternatively, the property presents a Land Opportunity to remove the Carriage and build a New Build Property subject to Planning Permission.

The property has been maintained to the highest standard and is full of original features just emphasizing its charm, there is a cozy Lounge / Dining area that benefits from a log burner, perfect for the colder evenings, and there is also a Kitchen and Shower room. Furthermore, in a second railway carriage where two further Bedrooms can be found, the main Bedroom has views and access over the rear Garden and is something quite special.

There is also a Utility area and a fitted Bathroom with a separate Shower Enclosure.

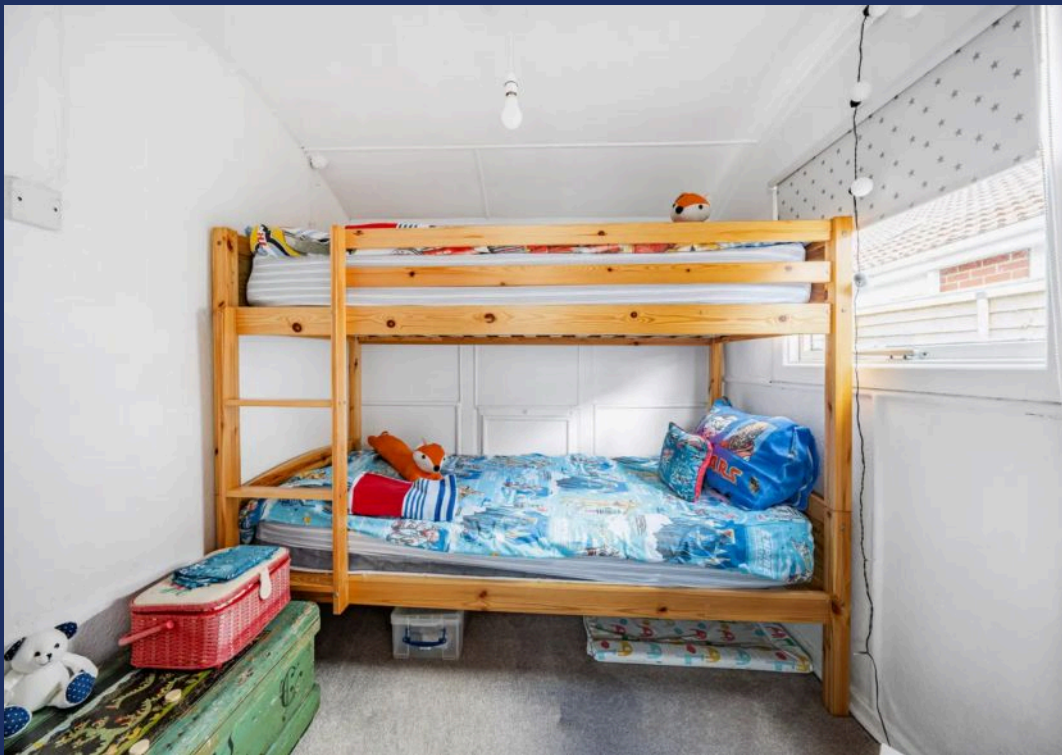
Outside to the rear the Garden has been redesigned and contains a large pergola providing a beautiful seating area that also benefits from power, there is also a summerhouse that is currently being used as a yoga studio.

This property boasts charming features that are not limited to the Railway Carriage alone, but nestled in the rear Garden hidden away is a fantastic Detached Shepherd hut which has been beautifully finished to the highest quality, there is King Size bed, a cleverly designed space-saving work area as well as a quirky created Shower Room, this is perfect to use as a guest house, or even to let it out on Air BnB. The Hut can also be removed or sold separately!

To the front of the property, there is a large Driveway boasting ample off-road parking for several vehicles, with the added benefit of an Electric Car Charging point.









Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, Amusements and a Yacht Club and is a short walk away from St Thomas A 'Becket Church. The Shopping Parade consists of a range of amenities including Convenience Stores, a Doctors Surgery, a Chemist, a Hairdressers and Barbers, Bus Links to Bognor Regis and Chichester Town Centre and many more. Local 16th and 18th century Pubs can be found nearby in Nyetimber Village less than half a mile away.

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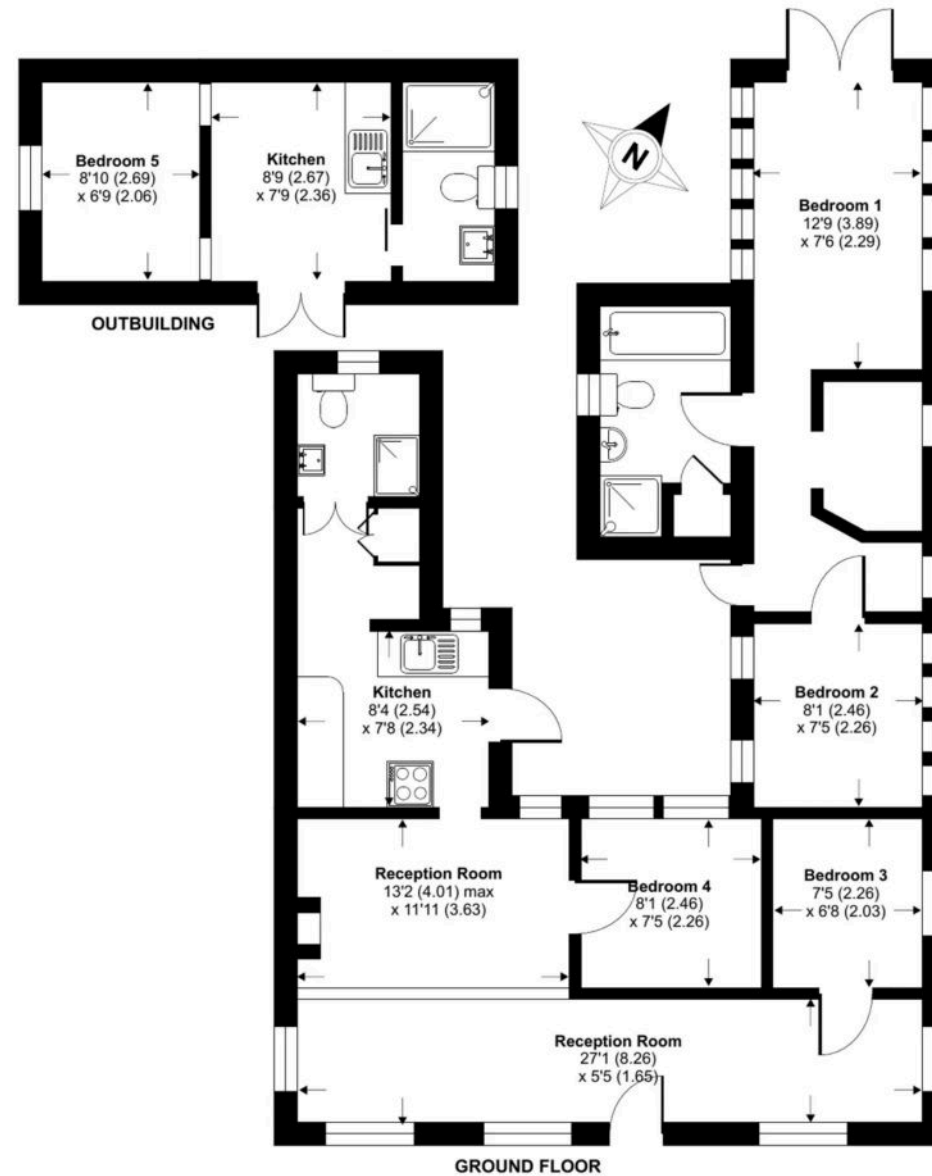
Harbour Road, Bognor Regis, PO21

Approximate Area = 786 sq ft / 73 sq m

Outbuilding = 170 sq ft / 15.8 sq m

Total = 956 sq ft / 88.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2023. Produced for Whitlocks Estate Agents Limited. REF: 1111189

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G