



34 Ledbury Way, Pagham PO21 3JP

£312,500 Freehold



3 Bedrooms



1 Bathroom



1 Reception Rooms



Sims Williams

Key Features

- End Of Chain
- Detached House
- Three Double Bedrooms
- Quiet Cul De Sac Location
- Recently Redecorated Throughout
- New Carpets Fitted
- Dual Aspect Sitting/Dining Room
- Garage And Driveway Parking
- Enclosed Rear Garden

EPC Rating

Current = C

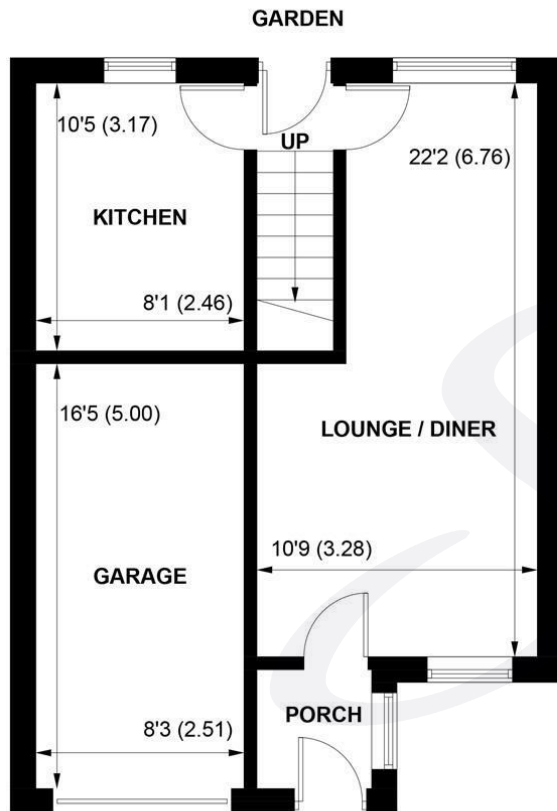
Potential = C

Council Tax Band

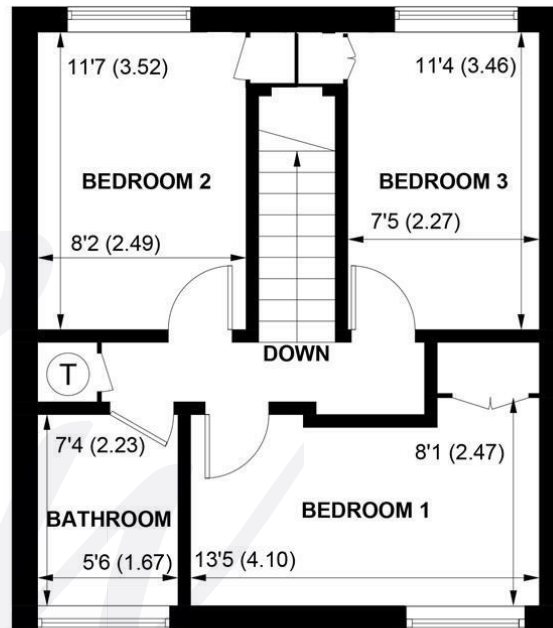
Band = D

Tenure - Freehold





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 781 SQ FT / 72.6 SQ M

GARAGE = 131 SQ FT / 12.2 SQ M

TOTAL = 912 SQ FT / 84.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Sims Williams



simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

bognor-regis@simswilliams.co.uk

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.