





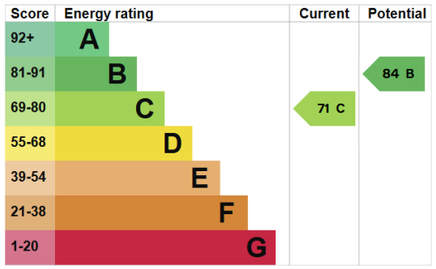






Book a Viewing

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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.

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Asking Price
£340,000
Freehold

8 The Nyetimbers, Pagham, PO21 3LD





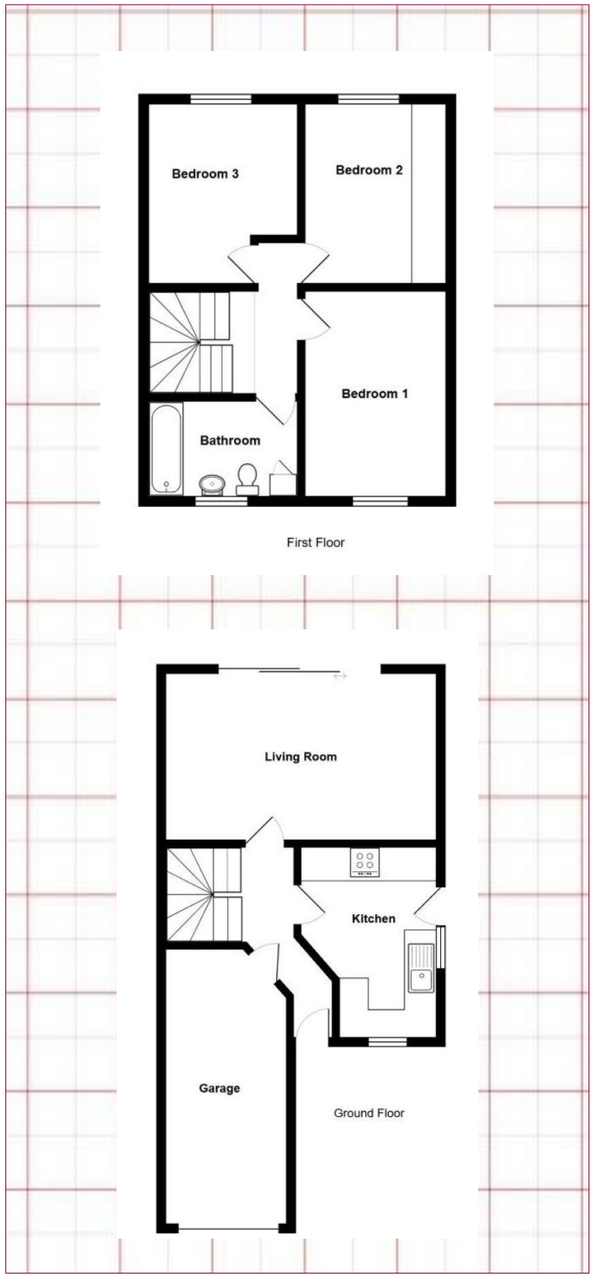


http://www.clarkesestates.co.uk **01243 861344**



- **Semi-detached house**
- **Three bedrooms**
- **Generous living/dining area**
- **Garage and driveway**
- **Village location**





Accommodation

Living Room - 3.33m x 5.41m (10'11" x 17'8")

Kitchen - 1.92m x 3.79m (6'3" x 12'5")

Bedroom 1 - 2.61m x 3.78m (8'6" x 12'4")

Bedroom 2 - 2.61m x 3.33m (8'6" x 10'11")

Bedroom 3 - 2.73m x 3.32m (8'11" x 10'10")

Bathroom - 2.74m x 1.63m (8'11" x 5'4")

Garage - 5.39m x 2.38m (17'8" x 7'9")

What the agent says... "" Material Information:

Situated in a fantastic location in the popular village of Pagham, this three-bedroom semi-detached house presents an exciting opportunity for buyers looking to create a home tailored to their own taste.

The ground floor offers a modern kitchen to the front of the property, with access to the integral garage from the hallway. To the rear, a generous living/dining room provides an excellent space for both relaxing and entertaining, with patio doors opening directly onto the sunny rear garden. Upstairs, the property offers two well-proportioned double bedrooms, alongside a smaller third double bedroom and a family bathroom complete the first-floor layout.

Externally, the property benefits from a driveway providing valuable off-road parking, together with a sunny rear garden. Conveniently positioned close to Pagham's excellent selection of pubs and local amenities, the property also enjoys great transport links to the surrounding towns and villages.

The home offers fantastic scope for improvement and personalisation. The current owner has already commenced works, providing a head start for those looking to put their own stamp on the property. Furthermore, kitchen and bathroom suites, along with other materials required to continue the renovation, have already been purchased and are available to complete the project.

Council Tax: Arun District Council band C
Property Type: Semi-detached house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage and driveway
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 21/10/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	18 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Good	Good	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

