



Sea Urchins, 91 West Front Road, Pagham

Guide Price £850,000

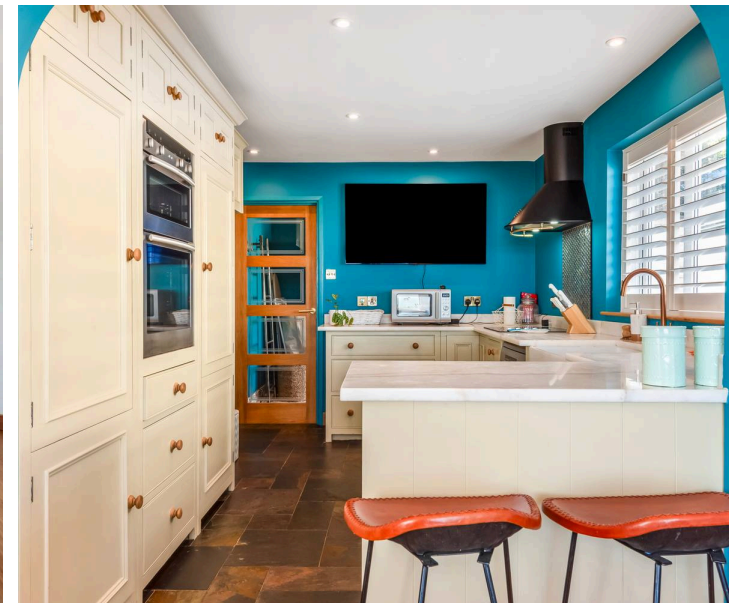


Sea Urchins, 91 West Front Road

- Detached Bungalow
- Immaculate Condition Throughout
- Kitchen/Breakfast Room
- Two Bedrooms
- Separate Annexe
- Separate Shepherds Hut
- Terrace overlooking Beach
- Parking for Several Cars
- South Facing Garden opening to Beach
- Sought-after Pagham Location

A stunning two bedroom detached bungalow which is right on the beach in the coastal village of Pagham.

This exceptional home has been thoughtfully maintained throughout and offers a lovely open plan flowing layout. The spacious kitchen and breakfast room is fitted with a 'Neptune' bespoke kitchen and modern appliances providing ample space for family dining and features under floor heating. The main living areas feature a solid oak fumed wooden floor (resistant to sunlight) and Colonial shutters. There is a large porch area and a separate utility room off the kitchen. The principal bedroom enjoys generous proportions and an en-suite shower room, complemented by a further well-appointed bedroom. The contemporary bathroom and additional cloakroom add to the property's appeal. The living spaces open to a lovely spacious south facing patio area opening directly to the beach, providing uninterrupted sea views and a truly tranquil setting, making it the perfect spot for outdoor dining, entertaining, or simply relaxing while enjoying the sound of the waves.







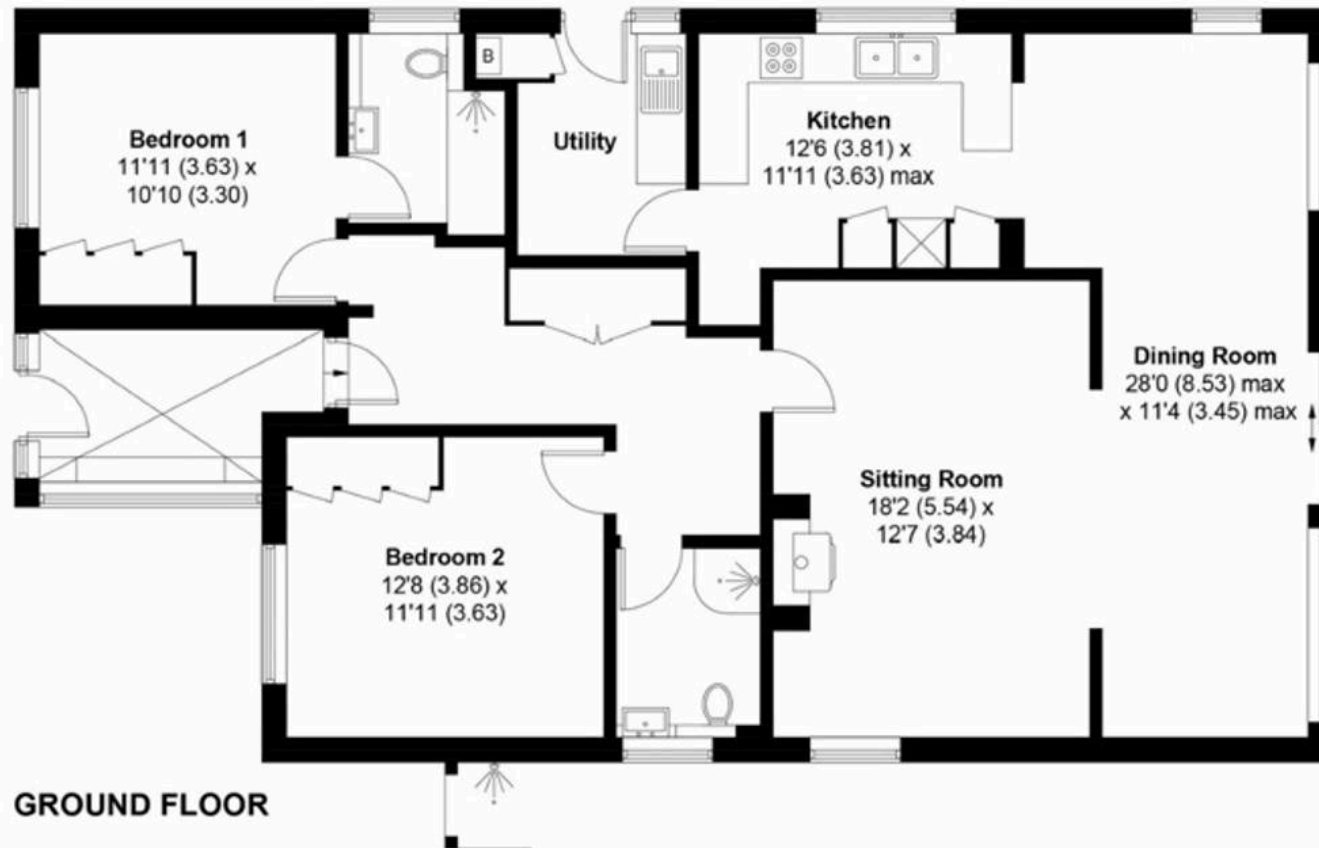


Sea Urchins, 91 West Front Road, PO21 4TB

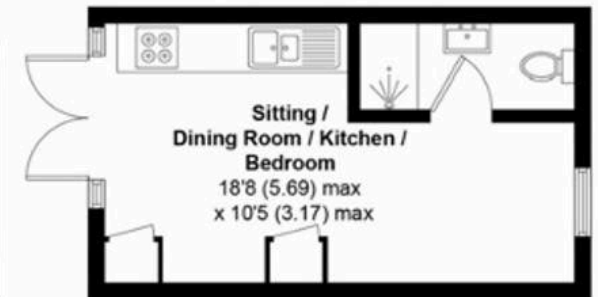
APPROXIMATE GROSS INTERNAL AREA = 1323 SQ FT / 122.9 SQ M

THE SHEPHERDS HUT / THE CABIN = 326 SQ FT / 30.3 SQ M

TOTAL = 1649 SQ FT / 153.2 SQ M



THE SHEPHERDS HUT



THE CABIN

A separate storage shed is ideal for storing a multitude of beach paraphernalia and there is an outside shower!

The house occupies a wide plot and included within the accommodation is a completely separate annexe and a charming Shepherds Hut. These are ideal for guests, as a home office, for multi-generational living or as holiday lets independent from the main house. The private driveway offers parking for several cars, ensuring convenience for residents and guests alike.

The combination of versatile accommodation, pristine presentation, and an enviable beachfront position makes this a truly unique opportunity in one of Pagham's most desirable locations. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

The coastal village of Pagham is located to the western side of Bognor Regis. Local infants and juniors schools can be found at the nearby village of Rose Green amongst other facilities. A bus service links Pagham to the nearby Bognor Regis town centre which offers a more comprehensive range of facilities and a train link from Bognor Regis will terminate at London Victoria. The Cathedral city of Chichester can be found within 7.5 miles and the famous Goodwood motor circuit and race course can all be found within 10.5 miles of Pagham.

What3Words ///rebel.agreeable.useful

Tenure: Freehold & Council Tax band: F

EPC Energy Efficiency Rating: C (Bungalow)

EPC Energy Efficiency Rating: D (Annexe)





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.