

The Elms, Summer Lane, Pagham

Guide Price £600,000

Henry Adams
estate agents

The Elms, Summer Lane

- Detached Chalet Style House
- Spacious Entrance Hall with Utility and WC
- Modern Fitted Kitchen/Diner
- Sitting Room with Feature Fireplace and Conservatory
- Ground Floor Principal Bedroom with En-Suite
- Two Further First Floor Double Bedrooms
- Contemporary Shower Room
- Internal Lift and Stairs to First Floor
- Wrap-around Garden with Summer House and Timber Shed
- No Forward Chain

Welcome to this beautifully presented three bedroom detached chalet style house, ideally located for Nyetimber village and Pagham beach.

Step into a spacious entrance hall that has an under stairs office area and leads to a utility room and WC (the garage has been thoughtfully divided to create the utility space). The heart of the home is a modern fitted kitchen and diner, fitted with cream shaker style units, with integral appliances and a central island making the space perfect for family meals or entertaining friends. Relax in the inviting sitting room, complete with a feature fireplace and sliding patio doors opening to the conservatory, which is ideal for year-round comfort and lovely views over the secluded garden. The ground floor principal bedroom offers the luxury of an en-suite bathroom fitted with a white suite. There is a lift in this bedroom giving access to the first floor, making the home accessible for everyone.

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Summer Lane, Bognor Regis

Approximate Area = 1709 sq ft / 158.7 sq m
Limited Use Area(s) = 179 sq ft / 16.6 sq m
Store / Garage = 99 sq ft / 9.1 sq m
Outbuilding = 43 sq ft / 3.9 sq m
Total = 2030 sq ft / 188.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Upstairs you will find two further double bedrooms, both with fitted wardrobes and eaves storage plus a sleek, contemporary shower room.

The wrap-around garden is secluded with established trees and shrubs, there is a summer house and timber shed, with gated side access.

The property is well maintained and stylishly finished throughout, ready for you to move straight in. Offered with no forward chain, this home is a fantastic opportunity for those seeking comfort, convenience, and a touch of coastal living. Don't miss your chance to view this unique and versatile property in a sought-after location.

The property is situated in the sought-after village of Nyetimber, with easy access to Pagham beach and Nature Reserve. There is a local shopping parade with a variety of cafes, award winning pubs and restaurants nearby, as well as Pagham Yacht Club. The village of Nyetimber also offers a variety of convenience shops and popular pubs. Bus services pass nearby that give access to the seaside town of Bognor Regis and the Cathedral City of Chichester with train links direct to London Victoria and the A27 provides easy access across the Coast to Brighton to the east and Southampton to the west.

What3Words ///again.decompose.skyrocket

Tenure: Freehold & Council Tax band: E

EPC Energy Efficiency Rating: D









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