



1 Viscount Drive

Pagham | Bognor Regis | West Sussex | PO21 4PE

Price £795,000
Freehold

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BR795 - 05/26

Features

- An Incredibly Deceptive Detached Family Home
- Sought After Position Close To Beach
- 4 - 5 Bedrooms (Principal with En-Suite Shower Room)
- Highly Versatile & Spacious Accommodation
- Superbly Presented Throughout
- On-Site Parking For 5-6 Vehicles, Car Port & Tandem Garage
- 2,365.5 Sq Ft / 219.8 Sq M

Positioned within a few metres level walk to a greensward leading onto the beach, in a highly sought after residential non through road location, with restricted seasonal road parking, this detached family home offers incredibly deceptive and highly versatile accommodation which comprises: entrance hall, kitchen/dining room, living room with log burner, ground floor family room/bedroom 5 with adjacent shower room, first floor landing, principal bedroom with dressing area and en-suite shower room, three additional good size double bedrooms and a generous family bathroom.

The property is incredibly well presented and offers double glazing, a gas central heating system via modern boiler and radiators, extensive on-site parking, carport, tandem garage/workshop and fully enclosed rear garden with large terrace and versatile garden room/summer house.

A large covered carport protects the recessed double glazed front door which is positioned at the side of the property, with flank natural light double glazed panelling, which leads into a welcoming generous entrance hall with luxury vinyl wood effect flooring and a carpeted staircase with handrail/balustrade to the first floor, under-stair storage cupboard and bespoke under-stair shoe storage units. Part glazed casement style double doors lead through to the main living room, while further panel doors lead to the ground floor shower room and family room/bedroom 5, along with a built-in shelved storage cupboard and doorway through to the generous kitchen/dining room.

The kitchen/dining room is a spacious open plan, dual aspect room, with window to the side, window to the front and double glazed stable style door to the side. The kitchen boasts a comprehensive range of fitted high gloss base, drawer and wall mounted units complemented by a dark granite work surface with inset 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash-back surround, space for a Range style cooker with splash-back and hood over, under lighting to wall units, space and plumbing for an American style fridge/freezer, integrated full size dishwasher and washing machine and luxury vinyl wood effect flooring, while the dining area provides space for a large table and chairs.

The main living room is positioned at the rear of the property and is another generous dual aspect room with window to the side, French doors and feature tri-fold doors to the rear, both providing access onto a generous porcelain paved terrace, along with a feature fireplace with recessed wood/dual burning stove and granite hearth, luxury vinyl wood effect flooring and dado surround.

The family room/bedroom 5 lends itself to a variety of uses and has a double glazed window to the front and fitted carpet. Adjacent to the family room/bedroom 5 is a modern shower room with glazed shower enclosure with fitted shower, enclosed cistern wc, wash basin with storage under, tiled splash-back surround, ladder style heated towel rail, wood effect flooring, extractor and window to the side.





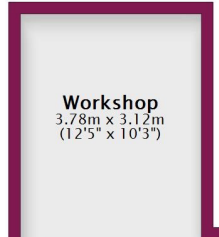
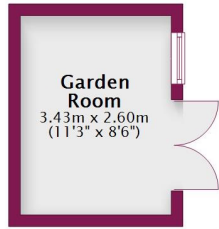
The first floor landing is another generous space with a double glazed window to the rear, eaves access, built-in double fronted airing cupboard housing the lagged hot water cylinder, an access hatch to the loft space with fitted ladder which houses the modern gas boiler and modern panel doors to the four bedrooms and family bathroom.

The principal bedroom really is a good size, triple aspect room, with windows to the front, rear and side, with a main bedroom area and dressing area, fitted carpet, eaves storage access and door to an adjoining en-suite shower room with a feature 'P'- shaped glazed shower enclosure with dual shower, pedestal wash basin, close coupled wc, ladder style heated towel rail, real wood flooring and window to the front.

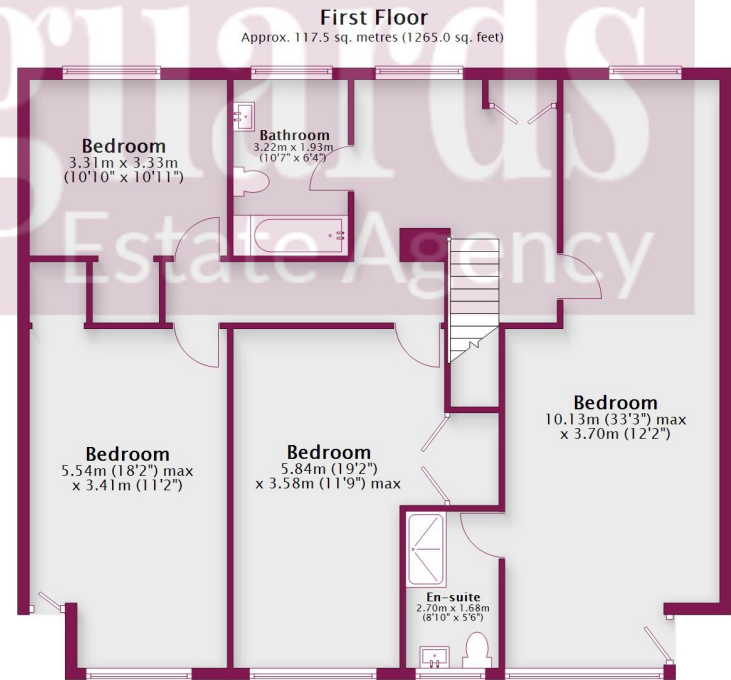
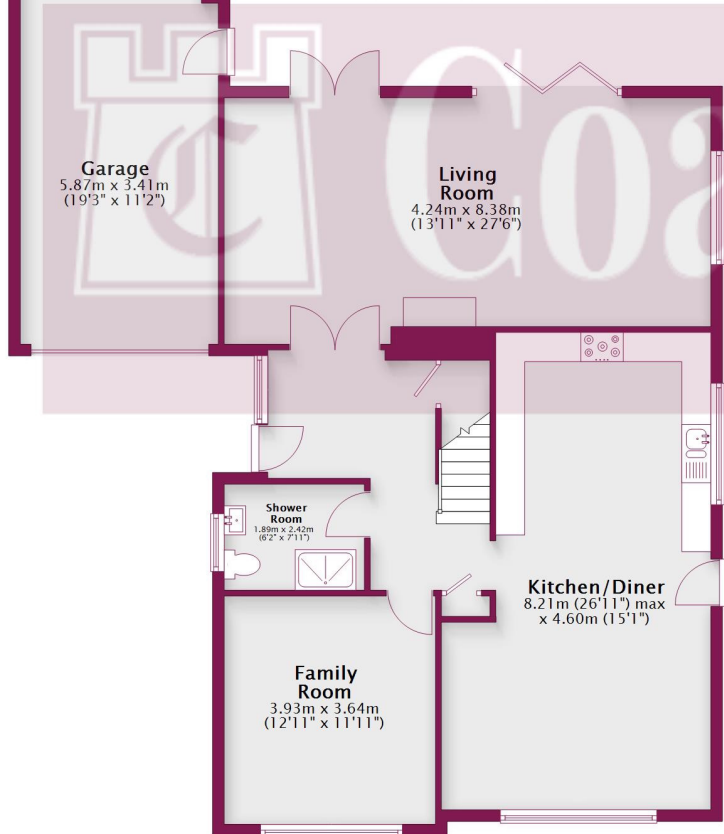
Bedroom 2 has a double glazed window to the front, solid oak wood flooring, eaves storage cupboard, built-in wardrobe/storage cupboard and additional hatch to the loft space with fitted loft ladder. Bedroom 3 has a window to the front, built-in double wardrobe/storage cupboard and solid oak wood flooring. Bedroom 4 which has been utilised as a home office/hobbies room is also a good size double room with a window to the rear, built-in storage cupboard/wardrobe and solid oak wood flooring. In addition, there is a generous family bathroom with white suite of deep bath with electric shower over and fitted shower screen, close coupled wc, wash basin with storage under, solid wood flooring, part panelling to walls and tiled splash-back, along with a window to the rear.

Externally, there is ample on-site parking at the front for approx 5 - 6 vehicles with an open plan lawn area bordered by a shaped low brick wall with external courtesy lighting. The driveway leads under the carport with feature integral lighting to the attached tandem garage/workshop which has an electrically operated vertical door to the front. The fully enclosed westerly rear garden boasts generous porcelain paved terraces, an external shower for when coming from the beach, main area of lawn, established borders providing screening from neighbouring properties and a useful garden room/summer house which again lends itself to a variety of uses. A pathway to the side leads to the front.





Ground Floor
Main area: approx. 102.2 sq. metres (1100.4 sq. feet)
Plus garages, approx. 32.1 sq. metres (345.8 sq. feet)
Plus outbuildings, approx. 8.9 sq. metres (96.0 sq. feet)



First Floor
Approx. 117.5 sq. metres (1265.0 sq. feet)

Main area: Approx. 219.8 sq. metres (2365.5 sq. feet)
Plus garages, approx. 32.1 sq. metres (345.8 sq. feet)
Plus outbuildings, approx. 8.9 sq. metres (96.0 sq. feet)



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Current EPC Rating: C (69)

Current Tax: Band F £3,496.39 (Arun District Council / Pagham 2026 - 2027)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.