



**WHITLOCKS**  
ESTATE AGENTS

Harbour View Road, Pagham, Bognor Regis

Guide Price £675,000



Occupying a convenient position in the heart of Pagham, this impressive five bedroom detached residence has been extensively refurbished and extended to create a highly versatile family home within easy reach of the seafront, local amenities, schools and transport connections.

Thoughtfully improved by the current owners, the property combines generous proportions with a modern finish and a flexible layout arranged across two floors, making it particularly well suited to larger or growing families.

The accommodation begins with a welcoming entrance hall, providing access to the principal ground floor rooms. At the heart of the home is the contemporary kitchen and dining room, fitted with a stylish range of units, quality integrated appliances and ample space for both everyday family meals and entertaining. A separate utility room complements the kitchen and provides valuable additional storage and practical space.

To the rear, the property has been substantially extended to create an impressive lounge, offering an excellent setting for relaxing and entertaining. A feature log burner creates a warm and inviting focal point, while wide bi-folding doors open directly onto the garden, allowing plenty of natural light into the room and creating a seamless connection between the internal and external living spaces. Underfloor heating within the extension adds an additional level of comfort throughout the colder months.



The ground floor also provides two generous double bedrooms together with a sizeable office, giving the home an excellent degree of flexibility. Depending on individual requirements, the office could equally be used as a fifth bedroom, guest room, playroom or additional reception space. A contemporary fitted bathroom completes the ground floor accommodation and features a Jacuzzi bath.



Moving upstairs, there are two further spacious double bedrooms. The principal bedroom is particularly generous and benefits from built in wardrobes, while the second bedroom features its own walk in wardrobe together with access to extensive eaves storage. This area may also offer further potential, subject to the necessary planning permissions and consents. A second modern bathroom, also fitted with a Jacuzzi bath, serves the first floor.

Further benefits include UPVC double glazing and gas fired central heating throughout, while the property has been carefully maintained and presented to a high standard, allowing the next owners to move in and enjoy the home from the outset.

Outside, the secluded rear garden has been thoughtfully landscaped to create an attractive and individual setting for relaxing and entertaining. The garden features a combination of paved seating areas, artificial lawn, mature planting and well established borders, creating a pleasant balance of low maintenance space and greenery. A selection of distinctive animal sculptures and decorative features adds character and personality throughout the garden, while several separate seating and dining areas provide plenty of opportunity to enjoy the space at different times of the day. Whether used for alfresco dining, entertaining family and friends or simply relaxing during the warmer months, the garden offers a particularly inviting and versatile outdoor setting.

Direct access leads into the garage, while to the front a generous driveway provides ample off road parking for multiple vehicles.

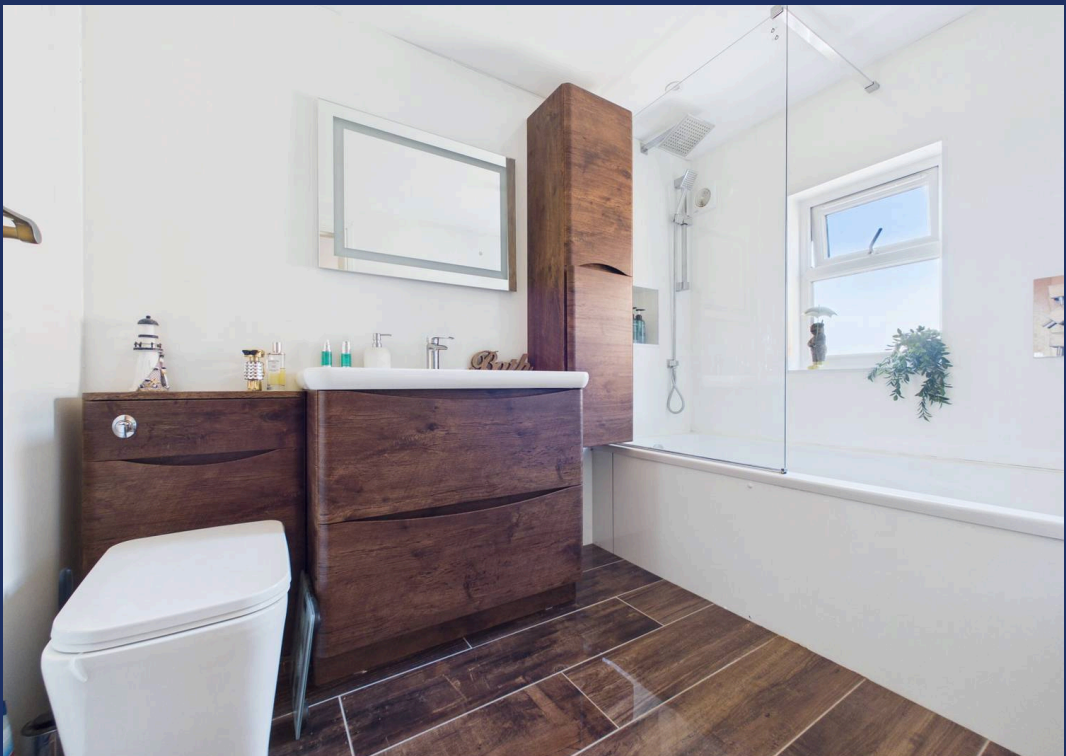
Combining five bedroom potential with an impressive rear extension, flexible living accommodation and a beautifully landscaped garden, this substantial detached home offers an excellent opportunity for buyers seeking space, versatility and a desirable coastal setting in Pagham.



Impressive five bedroom detached home in central Pagham. Modern finish, flexible layout, landscaped garden, garage, ample parking. Close to seafront, schools, and amenities.

- Beautifully Refurbished & Extended Detached Family Home
- Five Bedroom Highly Versatile Accommodation
- Contemporary Kitchen/Dining Room with Integrated Appliances
- Spacious Lounge with Feature Log Burner
- Generous Principal Bedroom with Built-In Wardrobes
- Bi-Folding Doors Opening onto the Rear Garden
- Two Modern Bathrooms with Jacuzzi Baths
- Beautifully Landscaped Garden with Bespoke Animal Features & Entertaining Areas
- Impressive Rear Extension with Underfloor Heating
- Garage & Ample Off-Road Parking for Multiple Vehicles





Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, Amusements and a Yacht Club and is a short walk away from St Thomas A ‘Becket Church. The Shopping Parade consists of a range of amenities including Convenience Stores, a Doctors Surgery, a Chemist, an Opticians, Bus Links to Bognor Regis and Chichester Town Centre and many more. Local 16th and 18th century Pubs can be found nearby in Nyetimber Village less than half a mile away.

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## Whitlocks Estate Agents

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E