



26 Sea Lane

Pagham | Bognor Regis | West Sussex | PO21 4UL

Price £699,950
Freehold

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CH699 - 08/26

Features

- A Superbly Appointed Unique Single Storey Residence
- Requested Location Close To Beach & Amenities
- Truly Impressive Accommodation With 5 Potential Bedrooms
- Completely Renovated Throughout
- Extensive Parking & Generous Secluded Westerly Rear Garden
- Viewing Advised
- 1,547 Sq Ft / 143.7 Sq M

Situated in a highly sought after location, close to the beach and a good range of amenities including bus services, this truly superb detached single storey residence has been extended and completely renovated during the past eight years to create a ready to move into, fully modernised, unique home.

The incredibly well proportioned, light and airy accommodation comprises a welcoming entrance vestibule, generous hallway with built-in storage, a fabulous open plan vaulted central kitchen/living room, separate utility room, large principal bedroom suite with en-suite shower room, guest double bedroom with adjacent bath/shower room and three further bedrooms/receptions, enabling incredible versatility depending upon one's lifestyle.

The property also offers double glazing throughout, a gas heating system via radiators, exceptional decor, Siberian larch exterior cladding, extensive on-site parking for numerous vehicles, caravan/boat/motor-home etc and a generous fully enclosed, secluded westerly rear garden.

A double glazed front door, with feature double glazed porthole circular natural light window over, leads into a vaulted entrance vestibule with bespoke fitted bench storage cupboards (one housing the meters) with cloaks hanging space over. An open plan walkway in-turn leads through to the welcoming reception hall with feature bespoke fitted storage cupboards, including shoe storage, along with built-in linen cupboard and useful deep additional storage cupboard. Leading to the rear, the hallway becomes a bright and airy space with high vaulted ceiling with two double glazed skylight windows to the rear providing plenty of natural light and a double glazed door at the rear providing access into the rear garden. From the hallway, doors lead to the central open plan living/kitchen area, separate utility room, principal bedroom suite, guest bedroom, main family bath/shower room and three further highly versatile bedrooms/reception rooms.

The central open plan vaulted kitchen/living room is a superb feature of this impressive home with two large double glazed skylight windows to the rear allowing plenty of light, along with double glazed French doors with flank windows to the rear, providing access into the rear garden. The contemporary kitchen has been tastefully designed to provide a comprehensive range of units with solid wood work-surfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash-back surround, space for a Range style cooker with concealed hood over, integrated full size dishwasher, refuse drawer and space for a free-standing fridge/freezer, along with space for a dining table and living room furniture.





A door leads from the kitchen/living room into the adjoining principal bedroom suite, which boasts a generous bedroom area with double glazed window to the rear, fitted carpet, bespoke wardrobes, door to the hallway and door to the en-suite shower room, which provides a white suite of over size shower enclosure with dual shower, wash basin inset into surround with storage under and adjacent enclosed cistern wc, ladder style heated towel rail, useful storage recess, extractor and window to the side.

The guest double bedroom is positioned at the front of the property with a window to the front, fitted carpet and free standing wardrobes to one wall. Adjacent to the guest bedroom is a modern good size family bath/shower room, with a white suite of over size bath with central mixer tap, over size shower enclosure with fitted shower unit, wash basin inset into surround with storage under, close coupled wc, ladder style heated towel rail, extractor and window to the front.

Bedroom 3 is currently utilised as a tv/home cinema room and has a window to the rear and fitted carpet.

Bedroom 4 is currently utilised as a home office and has a window to the side and fitted carpet, while Bedroom 5, which again lends itself to a multitude of uses, is positioned at the front of the property with a window to the front.

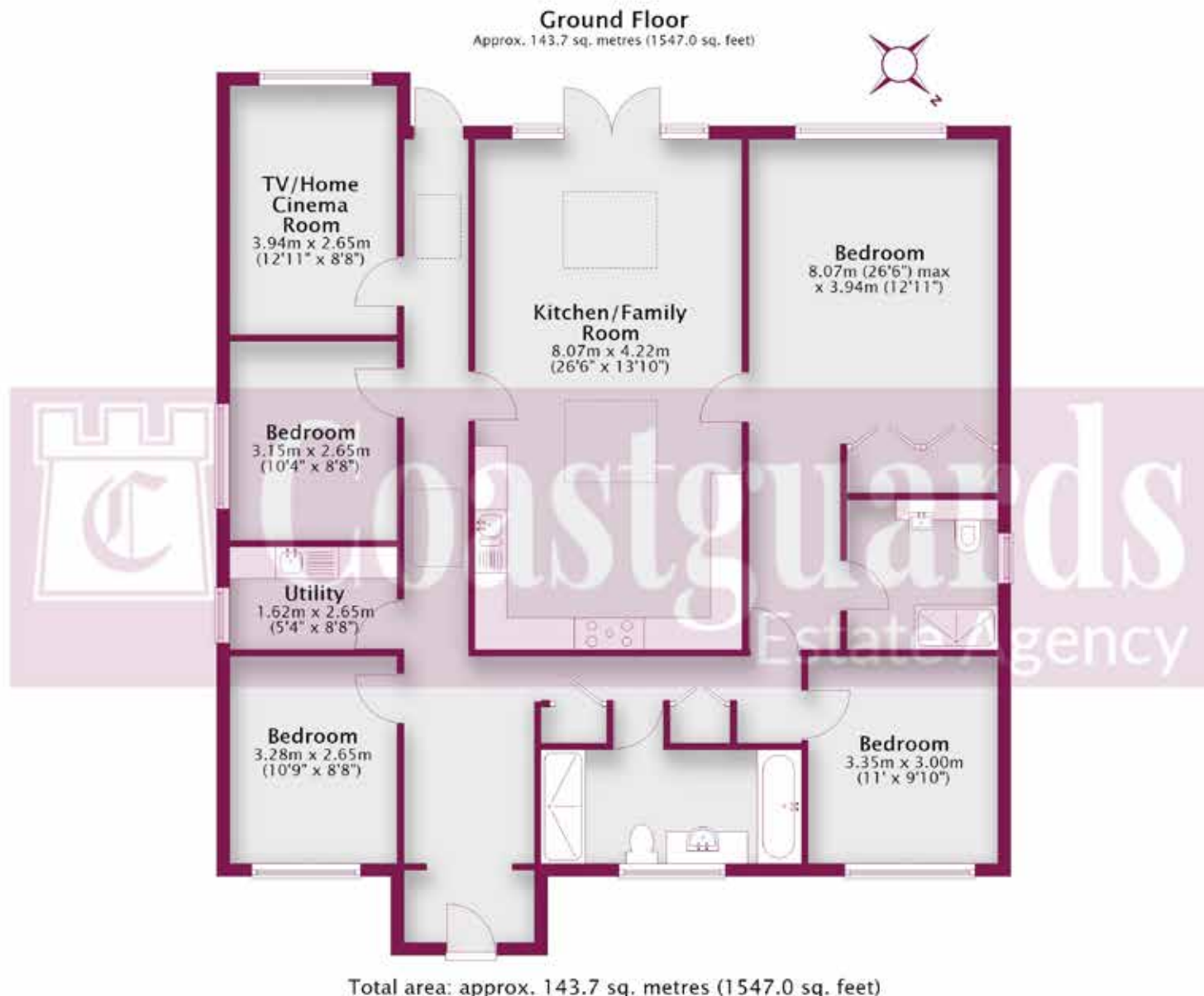
In addition, there is a separate utility room with fitted units and work-surface, inset single drainer sink unit with mixer tap, space and plumbing for a washing machine and dryer and cupboard housing the modern wall mounted Worcester gas combination boiler, along with a window to the side and large access hatch to the loft space with fitted ladder.

Externally, the property enjoys a generous frontage providing on-site parking for numerous vehicles, caravan, motor-home, boat etc, along with an area of lawn. Gates either side of the property provide access to the rear garden, which boasts a large raised paved terrace, external lighting, external water tap, shaped lawn with established shrubs and well stocked beds and feature raised Koi pond. Mature foliage divides the garden with a pergola providing access to a rear section which houses, three good size timber storage sheds, raised vegetable beds and sunken pond.



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Current EPC Rating: C (75)

Council Tax: Band D £2,420.58 p.a. (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.