

1 Old Sefter School House

Pagam

BRENNAN & CHATTERTON
ESTATES

Guide Price £475,000


1
Old Sefter
School House



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Originally converted from the former Sefter School in 2007, this individually designed home has since been extended to create a beautifully proportioned residence, offering over 1,700 sq. ft. of versatile accommodation.

The ground floor has been designed around the bedroom accommodation, with a spacious principal bedroom benefiting from an en-suite shower room, two further double bedrooms, a modern family bathroom and a generous breakfast room with doors opening directly onto the garden. The welcoming entrance hall provides plenty of storage and gives the property an excellent sense of space from the moment you arrive.

Upstairs is where the house really stands apart. The impressive open-plan living area incorporates the sitting room, dining area and kitchen beneath vaulted ceilings with an abundance of natural light, creating a fantastic space for both day-to-day family life and entertaining. A separate snug sits beyond, offering an additional reception room with a large picture window overlooking the rear garden.

Outside, the south-facing rear garden enjoys a good degree of privacy and is mainly laid to lawn with a large paved seating area adjoining the house. At the far end of the garden is a substantial insulated timber studio, ideal as a home office, gym or hobby room. Gated rear access leads directly to the allocated parking, providing space for three vehicles.

The property is currently operated as a successful holiday let and, subject to separate negotiation, can be made available fully furnished, providing a turnkey opportunity for those wishing to continue the existing business, enjoy a lock-up-and-leave second home, or simply move straight in.

Council Tax band: E


R&M



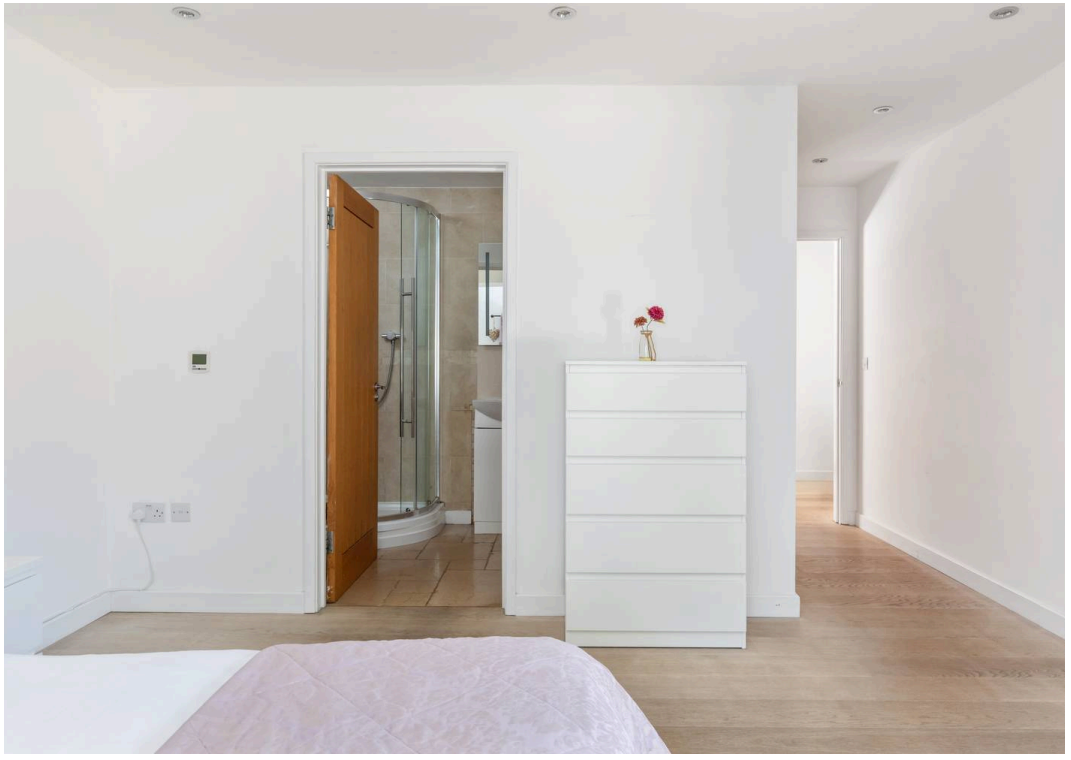










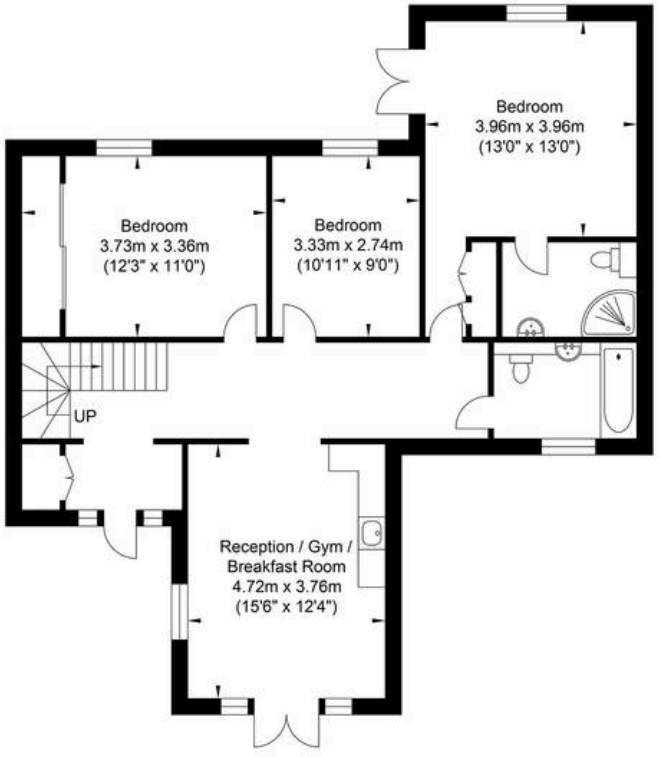


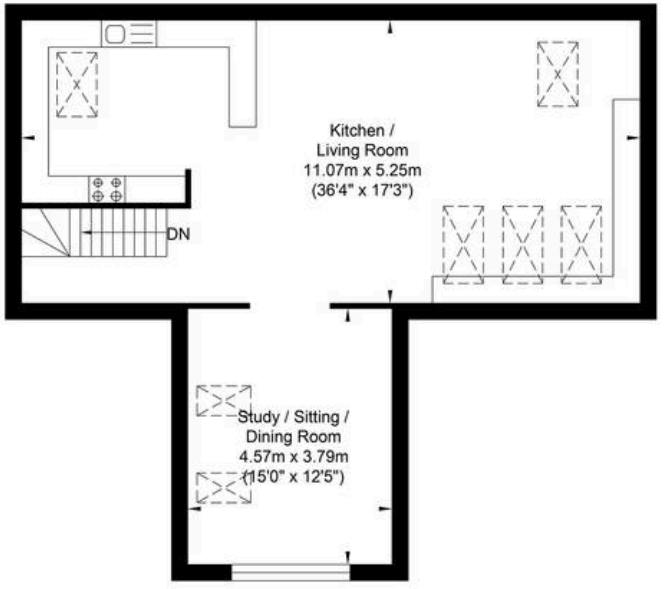


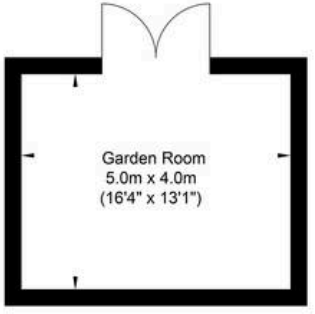




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Ground Floor
Approximate Floor Area
967.67 sq ft
(89.90 sq m)

First Floor
Approximate Floor Area
818.05 sq ft
(76.0 sq m)

Outbuilding
Approximate Floor Area
215.27 sq ft
(20.0 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 165.90 sq m / 1785.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.













Brennan and Chatterton Estates

17 Elmer Road, Bognor Regis - PO22 6DZ

01243 984444 • info@brennanandchatterton.co.uk • Https://www.brennanandchatterton.co.uk

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