



3 Silverdale Close

Pagham | Bognor Regis | West Sussex | PO21 4XF

Price £350,000

Freehold

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BE375 - 09/25

Features

- **Two Storey Terrace House**
- **Requested Cul-de-Sac Location**
- **Southerly Sea Views To The Rear**
- **Two Ground Floor Bedrooms**
- **First Floor Living Room & Dining Room**
- **Modern First Floor Fitted Kitchen**
- **Cloakroom & Bath/Shower Room (2 wcs)**
- **Sun Room & Balcony/Verandah**
- **Garage & Utility Room**
- **Double Glazing & GFCH (Radiators)**
- **Southerly Enclosed Rear Garden**
- **No Onward Chain**
- **976.1 Sq Ft / 90.7 Sq M**

Positioned in a favoured residential cul-de-sac, with first floor southerly sea views, this well presented two storey house is offered For Sale with No Onward Chain and provides well proportioned, light and airy accommodation comprising: entrance hall, cloakroom, two ground floor bedrooms, first floor living room, dining room, kitchen, bathroom and sun room.

The property also offers double glazing, a gas heating system via radiators, driveway, garage, additional utility room and a fully enclosed southerly rear garden.

A covered storm porch/semi carport protects the double glazed front door with flank natural light double glazed panelling positioned at the side of the property, which opens into a central entrance hall with fitted carpet, radiator and easy rise carpeted staircase to the first floor with hand rail/balustrade and useful under stair storage cupboard. Panel doors lead to the two ground floor bedrooms and cloakroom, which has a close coupled wc, wall mounted wash basin, tiled flooring and a double glazed window to the side.

Bedroom 1 is positioned at the rear of the property and is a good size double room with built-in triple wardrobe, radiator, fitted carpet and double glazed window with feature bench seat and double glazed door with flank double glazed panel to the rear, providing access into the rear garden. Bedroom 2 has a double glazed window to the front, radiator, fitted double wardrobe and fitted carpet.

The first floor has an open plan feel with the staircase rising into a light, bright and airy living room with fitted carpet, large radiator and large double glazed picture window to the rear boasting superb views towards the sea. A glazed door leads to the side into a sun room, while a pair of glazed doors lead into the adjoining kitchen. Further doors from the sitting room lead into the dining room, bath/shower room and useful built-in shelved storage/linen cupboard.



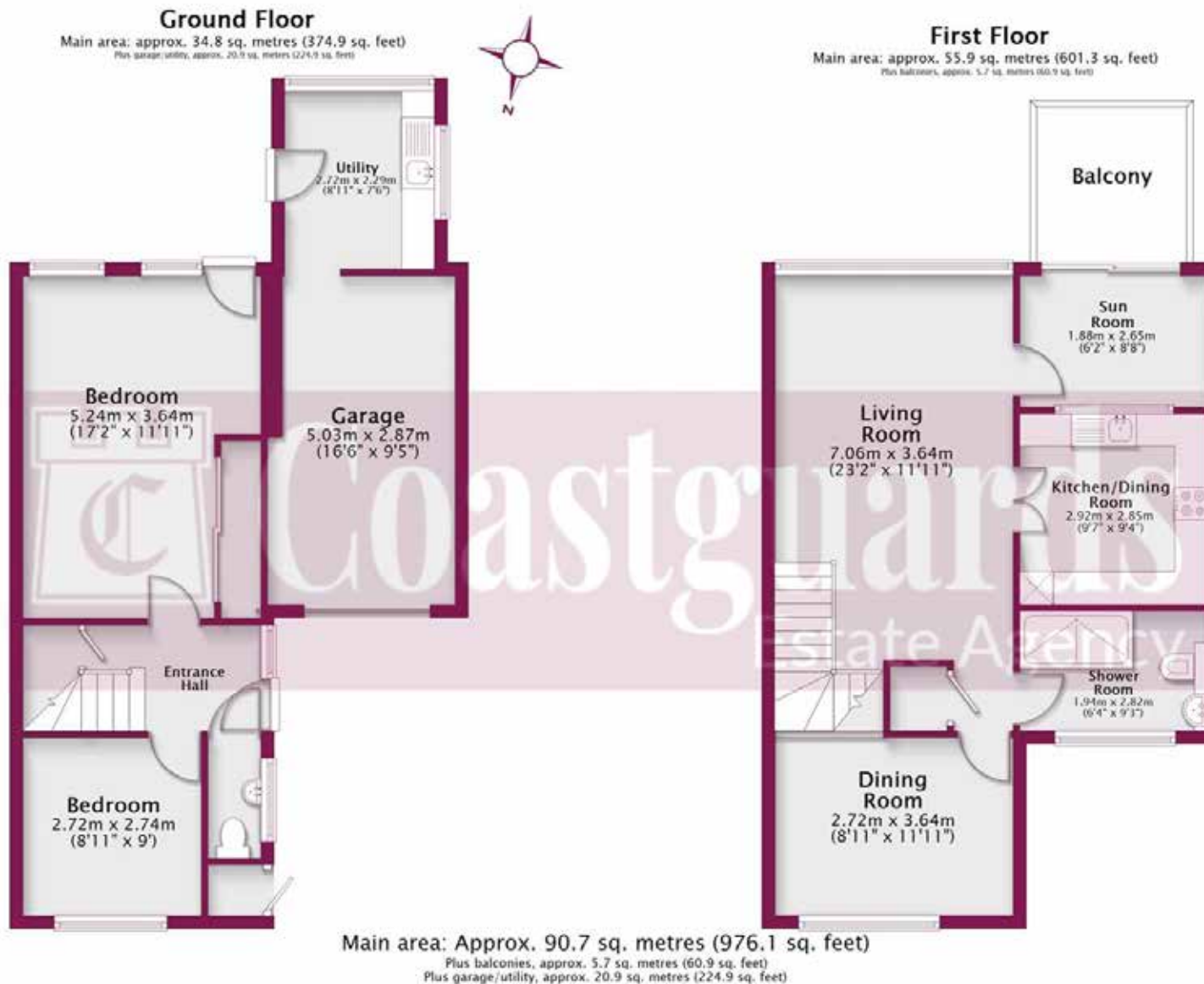
The kitchen provides a comprehensive range of units, roll edge work surfaces, integrated 4 burner gas hob with hood over, eye level newly installed microwave with oven under, space and plumbing for a full size dishwasher and space for a free standing fridge/freezer, along with an access hatch to the loft space and window to the rear into the sun room with sea views beyond.

The dining room has a double glazed picture window to the front, fitted carpet, radiator and has an open plan feel over the staircase with bespoke balustrade enabling views towards the sea through the living room. The first floor bath/shower room has been tastefully refitted throughout recent years to provide an oversize shower enclosure with glazed screen and fitted dual shower, a shaped wash basin with storage under and adjacent enclosed cistern wc, tiled walls and flooring and high level double glazed window to the front, along with a ladder style heated towel rail.

The sun room, accessed from the living room, has a tiled floor, radiator and double glazed sliding patio door leading out onto a raised decked balcony/verandah with balustrade, both enjoying views out to sea.

Externally, there is an open plan frontage laid to shingle for ease of maintenance with driveway providing on-site parking for two cars in front of the garage, along with a purpose built integral bin-store which houses the wall mounted gas combination boiler, electric meter and fusebox. The garage has an up and over door at the front with natural light glazing over, power and light, wall mounted gas meter and walkway at the rear leading through to the adjoining utility room, which has double glazed windows to the side and rear, along with a double glazed door to the side providing access into the rear garden, a double drainer sink unit and space and plumbing for a washing machine and dryer. The rear garden has a paved sun terrace leading to a main area of lawn with established well stocked borders and feature tiered wall at the rear with raised gravel beds for ease of maintenance.





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6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

Current EPC Rating: D (61)

Council Tax: Band D £2,309.74 p.a. (Arun District Council /Pagham 2025-2026)



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