



Fairwinds, 126 Pagham Road
Pagham | Bognor Regis | West Sussex | PO21 4NN

Guide Price £550,000
Freehold

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JO550 - 05/26

Features

- **Superbly Appointed 4 Bedroom Family Home**
- **Incredibly Deceptive Accommodation**
- **Close To Nyetimber Village Centre**
- **Impeccably Well Presented Throughout**
- **On-Site Parking For Several Vehicles (Motorhome/Caravan etc)**
- **Landscaped Rear Garden**
- **1,710.7 Sq Ft / 158.9 Sq M**

Conveniently positioned within a level walk of the amenities within Nyetimber Village centre, including three public houses, Inglenook Hotel/Restaurant, an array of convenience stores and bus routes which provide access to nearby Chichester and Bognor Regis, this superbly appointed semi-detached family home is set well back from the road and has been tastefully and sympathetically improved by the current owner occupiers throughout the years to create a literally ready to move into home.

The incredibly deceptive and impeccably well presented accommodation comprises: entrance hall, open plan kitchen/dining/family room at the rear, separate utility room, cloakroom/wc, generous covered side passageway/storage room, front aspect living room, study/home office, versatile snug/hobbies room, landing, principal bedroom with en-suite shower room, three further bedrooms and a generous family bath/shower room.

The property also offers double glazing, a gas heating system via radiators, updated boiler and a modern pressurised tank, underfloor heating where stated, updated electrics, on-site parking for several vehicles and a fully enclosed landscaped rear garden.

A storm porch with courtesy lighting protects the double glazed front door with natural light flank double glazed panelling, which opens into the generous welcoming entrance hall with exposed wood flooring and feature carpeted staircase to the first floor, with high level natural light window to the side, handrail/balustrade and under-stair storage cupboard. From the hallway an open plan walkway flows through to the large open plan kitchen/dining/family room at the rear, while doors lead from the hallway to the study/home office, snug/hobbies room, living room and utility room, which in-turn leads to the ground floor cloakroom/wc, and large large covered side passage/storage room.

The study/home office is positioned at the front of the property with a window to the front and bespoke fitted workstation, along with exposed wood flooring.

Adjacent to the study is a versatile snug/hobbies room which lends itself to a multitude of uses (occasional bedroom 5) and has a window to the front, exposed wood flooring and built-in storage cupboard.

The main living room has a window to the front and fitted carpet and creates a delightful evening room with feature fireplace with electric coal effect fire.





The open plan kitchen/dining/family room is positioned at the rear of the property and boasts folding double glazed doors to the rear opening the room into the rear garden, along with a window to the side, exposed wood flooring with underfloor heating and a comprehensive range of fitted units with Quartz work-surfaces incorporating a large island/breakfast bar, oversize electric hob with hood over, twin ovens, microwave/oven and a coffee maker, full size dishwasher and full height larder fridge and freezer.

The utility room has space and plumbing for a washing machine and dryer with work surface over, fitted storage cupboards, wall mounted Vaillant gas boiler, along with a door to the walk-in large covered side passage/storage room which has doors to front and rear. The cloakroom has a window to the rear, wash basin, enclosed cistern wc, tiled flooring and heated towel rail.

The first floor landing has fitted carpet, a large built-in double storage cupboard with hanging rail, additional built-in storage cupboard housing the mains fed pressurised hot water cylinder, an access hatch to the loft space and doors to the four bedrooms and family bath/shower room.

The principal bedroom is positioned at the front of the property with a window to the front, fitted carpet and built-in double wardrobe. A door leads from the bedroom into an adjoining en-suite shower room, which has an oversize glazed shower enclosure with dual shower, wash basin, enclosed cistern wc, tiled walls and floor, heated towel rail and a window to the side. Bedroom 2 has a window to the front, built-in wardrobe and fitted carpet. Bedrooms 3 and 4 are both positioned at the rear of the property, both with windows to the rear, fitted carpet and fitted wardrobes. The main bath/shower room boasts a modern white suite of large bath, shower enclosure with dual shower, wash basin, enclosed cistern wc, heated towel rail, along with tiled walls and flooring.

Externally, there is on-site parking at the front for several vehicles, along with an area of lawn, with the frontage being screened from the road by established foliage. The landscaped rear garden boasts a large paved sun terrace, lawn, raised well stocked beds and generous storage shed.



Current EPC Rating: TBC

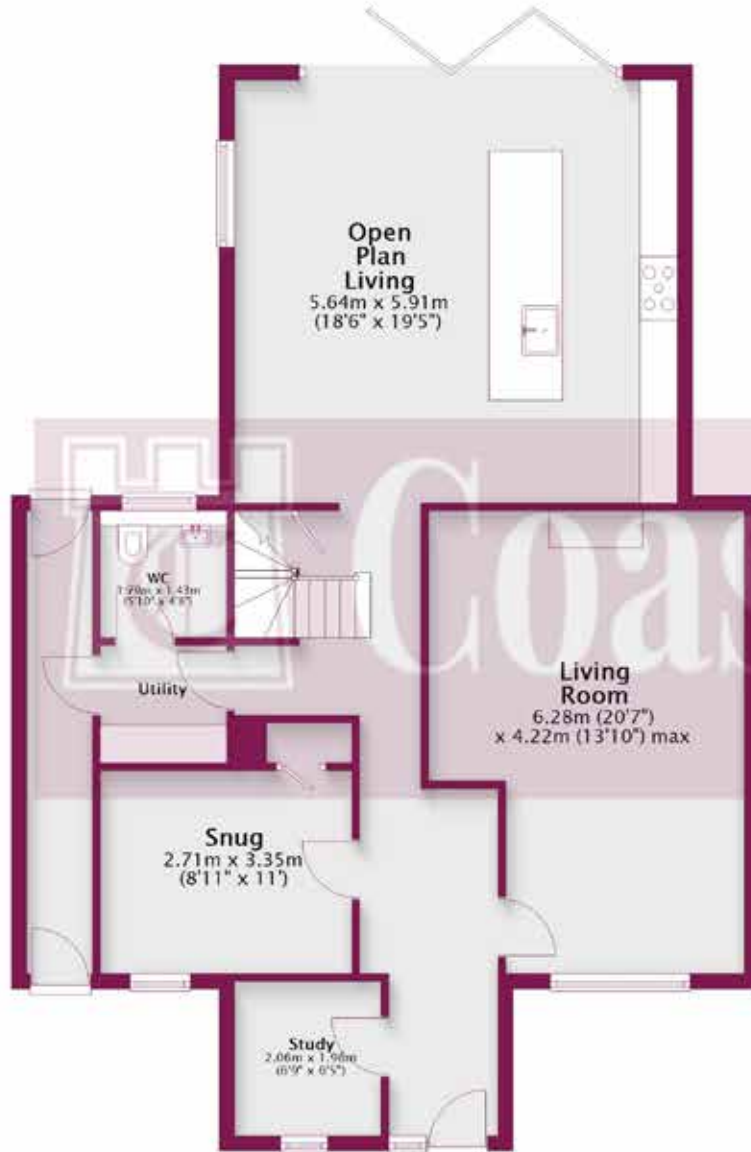
Council Tax: Band D £2,420.58 p.a. (Arun District Council / Pagham 2026-2027)



To arrange a viewing contact 01243 267026

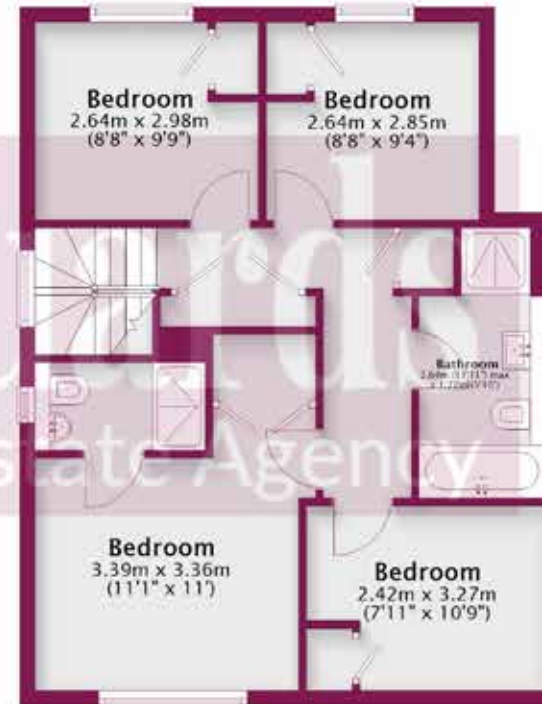
Ground Floor

Approx. 100.6 sq. metres (1082.5 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



Total area: approx. 158.9 sq. metres (1710.7 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



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