



3 SANDY ROAD, PAGHAM, PO21 4SP

STRIDE & SON

Established 1890



3 SANDY ROAD, PAGHAM, PO21 4SP

PRICE GUIDE: £650,000 FREEHOLD

Situated along a private lane just one road back from the seashore at Pagham beach and in the heart of Pagham Village, a recently constructed spacious and highly energy efficient detached single storey residence.



GROUND FLOOR:

ENTRANCE HALL

LARGE OPEN-PLAN SITTING ROOM/DINING ROOM/  
KITCHEN WITH MEZZANINE/LOFT STORAGE ABOVE

INNER HALL

PRINCIPAL BEDROOM WITH ENSUITE

BEDROOM 2 WITH ENSUITE

FURTHER DOUBLE BEDROOM

BEDROOM 4/STUDY

FAMILY SHOWER ROOM

OUTSIDE:

OFF-STREET DRIVEWAY WITH PARKING

FRONT & REAR GARDENS



## DESCRIPTION:

Located along a private lane, opposite a conservation area, and only about 120m from the beach (as crow flies), 3 Sandy Road is an individual and recently constructed detached single storey residence.

Offering approximately 1571 sq. ft. of light and bright ground floor accommodation, the property also boasts approximately 993 sq. ft. of superb mezzanine/loft space with windows providing good natural light, ideal for hobbies and/or storage.

The living area comprises an impressive open-plan dual-aspect space measuring nearly 40 ft. in length with a sitting area with Morso log burner overlooking the front of the property, and a bespoke Trend fitted kitchen with a range of integrated appliances and spacious adjacent dining area overlooking the rear garden. A large inner hall leads to a principal bedroom with stylish ensuite bathroom with separate shower, a guest bedroom with ensuite shower room, a further double bedroom, and a family shower room. A side entrance hall and a 4th bedroom/study completes the accommodation.

A particular feature of the property though is its especially energy efficient nature, having an EPC Rating of A/108. The property is all electric, has underfloor heating, and features a Daikin air source heat pump, 48 solar panels, a battery installed energy storage system, and a mechanical ventilation heat recovery system.

Outside, the property is approached directly from Sandy Road via a private driveway providing off-road parking with a front garden area to the side leading to a raised Accoya decked terrace. The vendor has also advised that there are power cables installed for potential electric gates and for an electric vehicle charging station. A decked path to the side of the property leads to the main entrance door and rear garden being mainly raised and predominantly laid to lawn with shrubs. There is a further attractive decked terrace to the rear with rendered retaining wall.





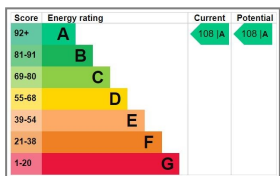
## LOCATION:

Located some 6 miles south of Chichester, the seafront and Pagham Harbour Nature Reserve have excellent swimming, windsurfing and walking, with the Harbour a Site of Special Scientific Interest and offering one of the most beautiful undeveloped stretches of the Sussex Coast. Pagham Village has a good range of amenities with St. Thomas a'Becket church, Co-op, chemist, cafes and takeaways, and nearby Nyetimber (one mile down the road) has the Post Office stores, Pagham community centre and playground, and no less than four popular pubs.

Buses run regularly to the city of Chichester (6 miles to the north) and Bognor Regis (4 miles to the east) joining rail services to Brighton and London Victoria with frequent services along the coast and to both Gatwick and Southampton airports.



Nearby Pagham Beach



### 3, Sandy Road, PO21 4SP

Approximate Gross Internal Area = 146.0 sq m / 1571 sq ft

Loft = 92.3 sq m / 993 sq ft (Excluding Void)

Total = 238.3 sq m / 2564 sq ft

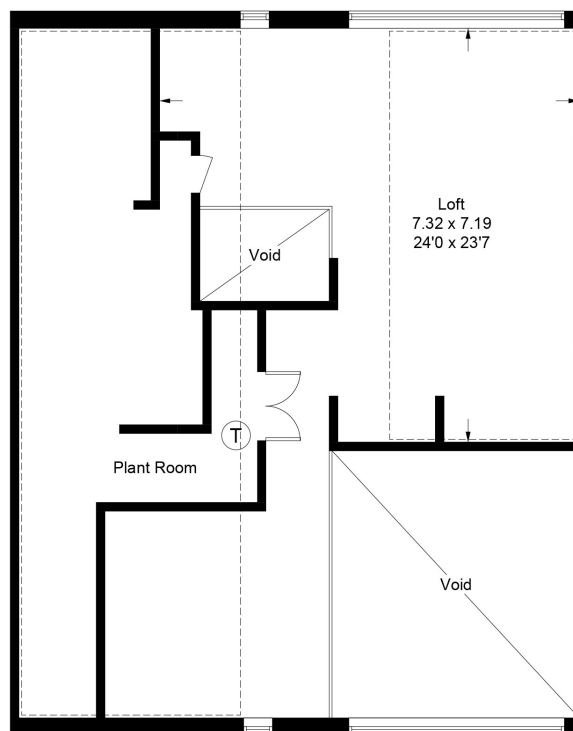
Produced for Stride & Son Estate Agent.



= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**Loft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2022. (ID889398)

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**SERVICES:** All main except gas. Electric air source heat pump and solar photovoltaic panels.

**LOCAL AUTHORITY:** Arun District Council,

Arun Civic Centre, Maltravers Road,  
Littlehampton, West Sussex

BN17 5LF

Tel: 01903 737500

Council Tax Band—E

Energy Rating—A

#### **DIRECTIONS:**

From Chichester's Bognor Bridge roundabout on the A27, travel south on Vinnetrow Road (B2145) signposted Hunston & Selsey. At the roundabout at the end of this road by The Walnut Tree pub, take the first exit onto Lagness Road (B2166). In approximately 1 mile Lagness Road becomes Pagham Road. Continue on Pagham Road for about 2.8 miles into Pagham itself and then turn left into Sea Lane. At the end of the road with a Co-op store on the left, proceed straight ahead, crossing The Parade, onto Sandy Road, which is an unsurfaced road starting by the entrance to a small private car park. 3 Sandy Road will be found about halfway along the road on the lefthand side.



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