



25 Church Lane

Pagham | Bognor Regis | West Sussex | PO21 4NS

Guide Price £400,000

FREEHOLD

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RE400-06/23



Features

- Close to Pagham Harbour Reserve
- Three Bedroom Semi-detached House
- Southerly Rear Garden
- No Onward Chain
- 946 Sq Ft / 87.9 Sq M

Offered for sale with No Onward Chain and occupying a semi-rural position within the old historic part of Pagham village, close to the church, nature reserve and beach, with views over farmland to the front, this semi-detached house comprises entrance hall, sitting room, modern kitchen/diner, conservatory, landing, three bedrooms and bathroom, along with a driveway and Southerly rear garden.

Amenities including Chemist, Dentist, Optician, Newsagent, Takeaway Food Outlets etc can be found close by in the Pagham shopping parade, along with and large Co-op convenience store. Pagham Beach and the favoured Lagoon/Nature Reserve are within a short walk whilst regularly routed bus services are within a few hundred metres providing access to Chichester and Bognor Regis.

Bognor Regis Town & the City of Chichester can be found within approximately 4 miles with mainline railway stations (easy London access), Bognors promenade & pier, a range of shopping facilities with Chichester Festival Theatre, Goodwood Motor and Horse racing plus excellent sailing opportunities. Local public houses, takeaways and convenience stores can be found in nearby Nyetimber.

A storm porch protects the double glazed front door which opens into the entrance hall with natural light double glazed window to the side. A carpeted staircase rises to the first floor with handrail/balustrade and useful walk-in under stair storage cupboard. Doors lead from the hall to the kitchen/diner and the sitting room which has a double glazed bay to the front and feature fire place with recessed coal effect gas fire. A door from the sitting room leads through to the open plan kitchen/diner at the rear.

The kitchen/diner measures 22' x 9' overall and offers a comprehensive range of modern fitted units and work surfaces incorporating a breakfast bar, an integrated 4 burner gas hob with hood over and double oven/grill under, concealed integrated slimline dishwasher and washing machine, space for a free standing fridge/freezer, cupboard housing the wall mounted Vaillant gas combination boiler, high level wall mounted electric consumer unit, along with a double glazed window to the rear and double glazed door to the side. Double glazed French doors lead from the dining area out into the double glazed conservatory which in turn provides access into the rear garden.

The first floor boasts a light and airy landing with a double glazed window to the side, a built-in linen storage cupboard and an oversize pull down hatch to the loft space with fold down ladder and light. Doors leads to the 3 bedrooms and bathroom. Bedroom 1 is a rear aspect double room, while Bedrooms 2 and 3 enjoy a pleasant outlook to the front towards open farmland. The bathroom provides a white suite of panel bath with shower over and fitted shower screen, close coupled w.c and modern shaped wash basin, along with a ladder style heated towel rail and an obscure double glazed window to the rear.

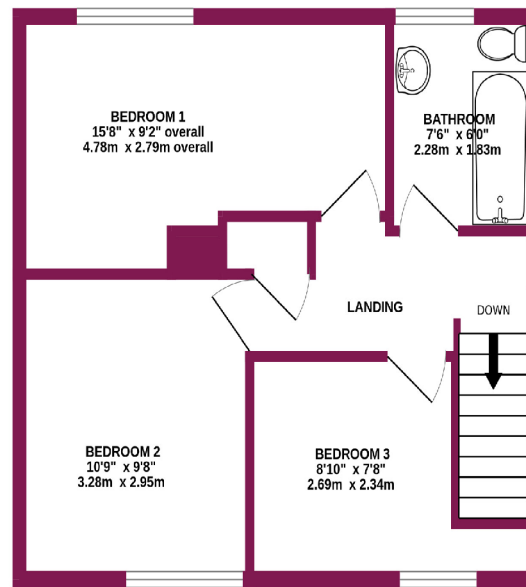
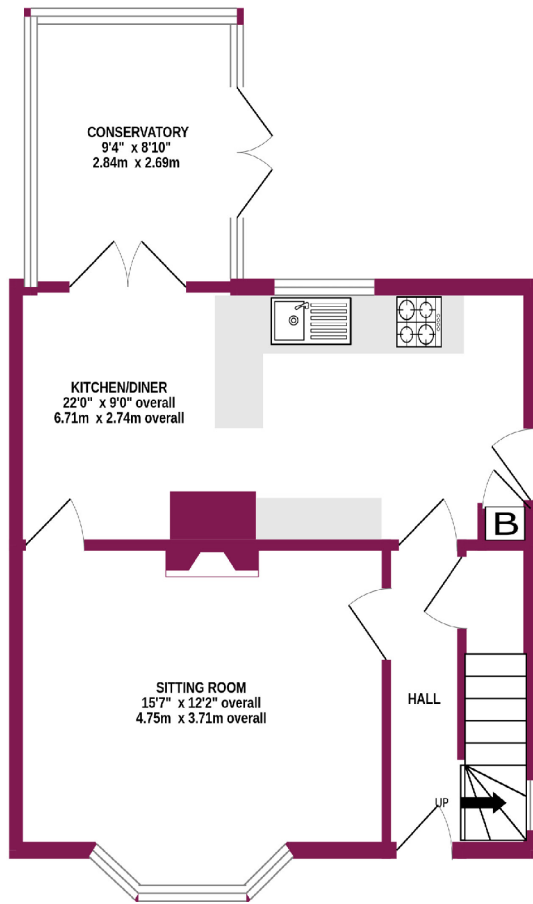
Externally there is a driveway at the front providing on-site parking and a pretty front garden. A gate at the side of the property leads into the Southerly fully enclosed rear garden which is predominantly laid to lawn with mature hedgerow, shrubs and tree along with two timber storage sheds and an external water tap.



To arrange a viewing contact 01243 267026

GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



EPC Rating: D (67)

Council Tax: Band D / £2,105.83
(Arun District Council/Pagham - 2023 - 2024)



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