



93 Harbour View Road

Pagham | Bognor Regis | West Sussex | PO21 4RH

Guide Price £825,000

FREEHOLD

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PO895 - 10/23



Features

- Superbly Appointed Detached Home
- Modern Open Plan Living Space
- Three Double Bedrooms
- Established Garden With Studio
- 2,144 Sq Ft / 199.2 Sq M

This truly unique and simply stunning detached single storey residence is an incredibly rare find, having been extensively improved by the current owners for today's modern lifestyle, with a superb open plan living/dining/kitchen, utility room, sung style sitting room with wood burner, three double bedrooms (master with en-suite shower room), family bath/shower room, ample parking and studio outbuilding.

Amenities including Chemist, Dentist, Barber Newsagent, Takeaway Food Outlets etc can be found close by in the Pagham shopping parade, along with a 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.

The historic city of Chichester can be found 6 miles to the West (approx.) which provides a wider range of shopping facilities, the popular Festival Theatre and Cathedral. Goodwood (famous for the race circuit, race course and golf course), Fontwell Park race course, the picturesque South Downs and the historic city of Arundel can all be found within a short drive as can the A27 coastal route.



A covered storm porch protects the front door, with natural light flank double glazed window, which opens into a welcoming entrance vestibule with sensor down lighting and tiled flooring. An inner door leads through into the impressive open plan living/dining/kitchen which measures 29' 8" x 24' 3", creating a real feature hub within this delightful home, with German "Schuco" five-fold double glazed doors to the rear, enabling the room to be opened into the garden, along with a large skylight lantern, useful built-in storage cupboard, modern slimline radiators, tiled flooring and feature exposed brickwork to one wall. The 'Sylvana' kitchen boasts a large feature island incorporating a breakfast bar with induction hob, further Quartz work surfaces incorporating a sink unit with integrated drainer, concealed 'Neff' dishwasher, space for an American style fridge/freezer and integrated 'Neff' dual eye level ovens.

A door leads to the adjoining utility room with a double glazed window to the rear, further Quartz work surface with inset wash basin, space and plumbing for a washing machine and dryer and a door to the side into the adjoining garage/store, which provides access to the rear garden via a double glazed door, along with power, light, electrically operated vertical roller door to the front and modern wall mounted electric consumer unit.

A pair of modern part glazed casement doors lead from the living/dining/kitchen into the delightful snug style sitting room, positioned at the front of the property, which is a dual aspect room, with a large double glazed window to the front and double glazed window to the side, along with fitted carpet, feature recessed wood burner/stove and bespoke shelving.

A further door from the living/dining/kitchen leads through to an inner hall, with access hatch to the loft space (housing the modern gas combination boiler) and further useful built-in storage cupboard.

The inner hall has inset down lighting, tiled flooring and access hatch to the loft space, doors leading to the three bedrooms and family bath/shower room along with a useful cloaks/linen storage cupboard.



The master bedroom suite comprises a walk-in wardrobe/closet, bedroom with large double glazed window to the rear, enjoying a pleasant outlook into the rear garden and an adjoining, fully modernised en suite shower room with over size shower enclosure with dual shower and glazed shower screen, large shaped wash basin with storage under, enclosed cistern w.c, tiled walls and floor, large heated towel rail/radiator and obscure double glazed window to the rear.

The Guest Bedroom (2) is a front aspect, bright and airy, double bedroom with large double glazed window and fitted carpet, while bedroom 3, also a good size double room, has a double glazed window to the front.

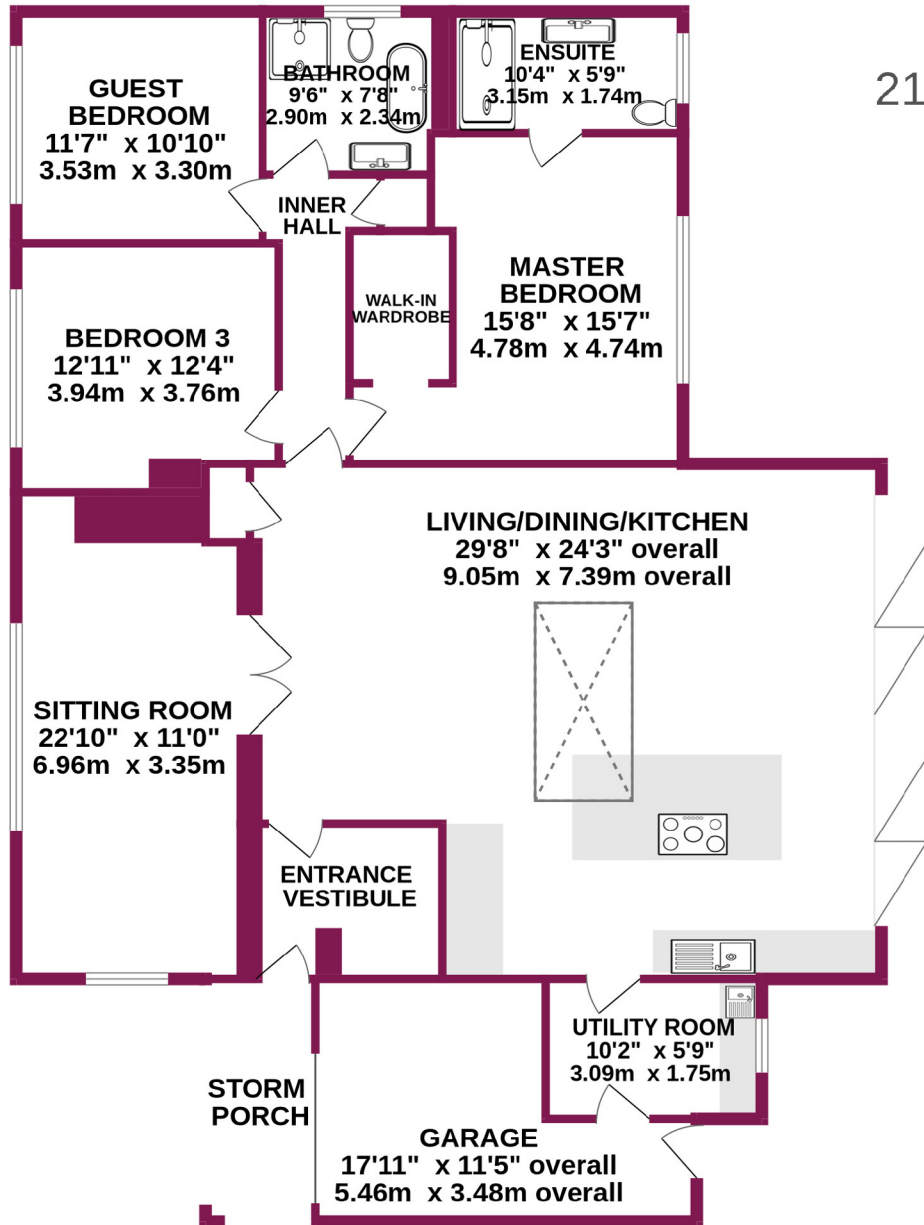
The main family bath/shower room measures 9' 6" x 7' 8" and has been tastefully refitted with a feature free standing oval bath on a raised tiled plinth, glazed shower enclosure with dual shower, close coupled w.c., wall mounted wash basin with storage under, heated towel rail, tiled flooring, tiled walls and an obscure double glazed window to the side.

Externally there is a generous gravel driveway providing on-site parking for numerous vehicles/boat/caravan/etc and a lawned frontage with raised vegetable beds, bordered by established hedgerow to the front with mature foliage providing screening to the side. A gate at the side of the property leads to a useful side storage area with further gate at the rear providing access into the rear garden. The secluded rear garden is yet another delightful feature of this very special home, with a large paved sun terrace accessed from the main living/dining/kitchen, which in-turn leads to the main central lawn with established borders. To the side of the kitchen there is an outdoor shower for those returning from the beach. To the rear, there is a highly versatile fully insulated, bespoke 6 panel construction studio building with double glazed windows, power, light and Cat5 cabling, with an adjacent superb entertaining area with covered pergola.



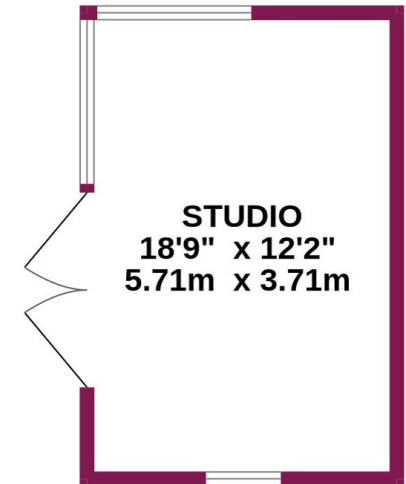
GROUND FLOOR

2144 sq.ft. (199.2 sq.m.) approx.



TOTAL FLOOR AREA : 2144 sq.ft. (199.2 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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CURRENT EPC RATING: C (75)

COUNCIL TAX: BAND E £2,573.78

Arun District Council/Pagham (2023-2024)

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