



5 Princes Croft, Pagham

Semi-detached bungalow situated in a mature cul-de-sac setting in Pagham and offered with no onward chain.



- ▶ **Semi-Detached Bungalow**
- ▶ **Refitted Kitchen**
- ▶ **Two Bedrooms**
- ▶ **Double Glazing and Gas Fired Central Heating**
- ▶ **Ample Off-Road Parking**
- ▶ **Bright Sitting Room**
- ▶ **Pitched Roof Conservatory**
- ▶ **Modern Shower Room**
- ▶ **Generous Rear Garden**
- ▶ **Garage and Utility Area with Additional WC**

A viewing is highly recommended to appreciate the quiet and convenient location, together with its plot size and standard of presentation.

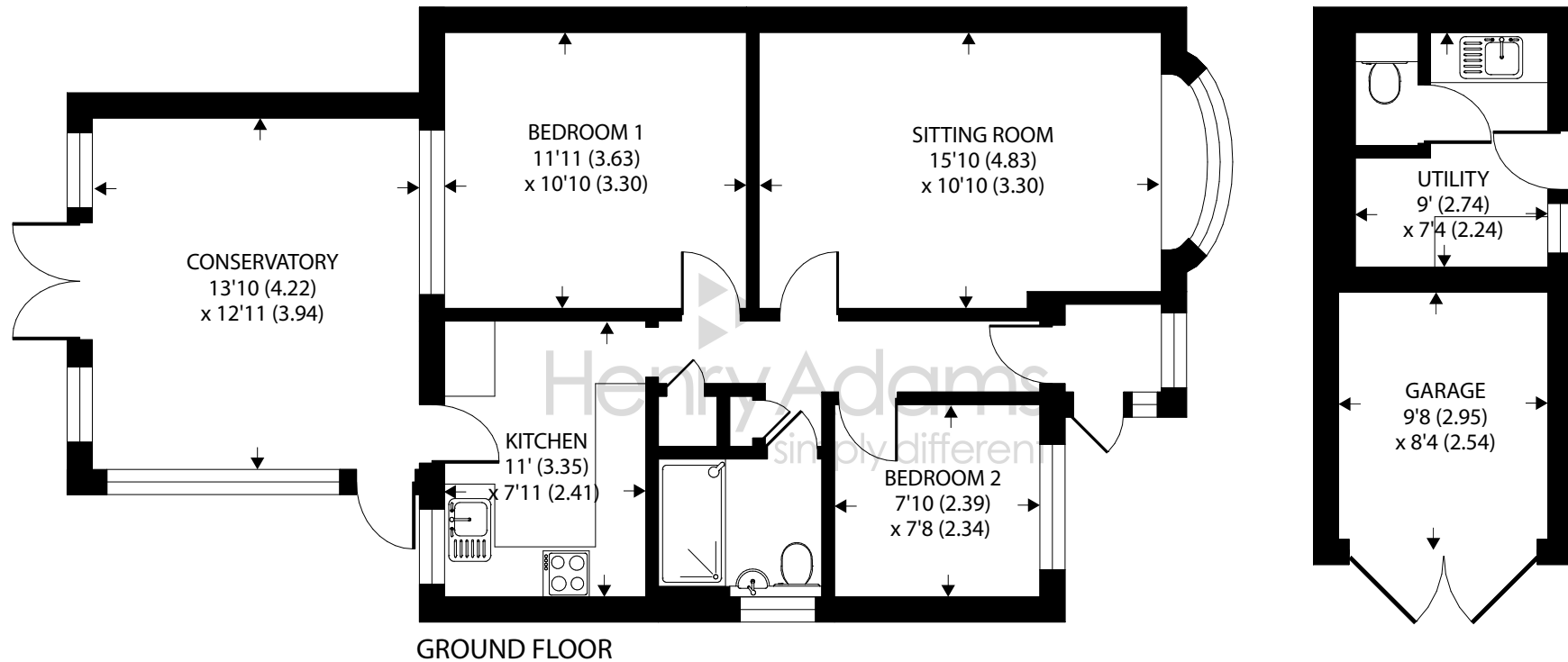
The accommodation briefly comprises, entrance porch, hallway with two built-in cupboards, sitting room with bow window, refitted kitchen with built-in electric oven, hob, extractor fan, fridge/freezer and dishwasher, door to the pitched roof conservatory with doors to the generous rear garden. Two bedrooms and modern shower room with WC.

Outside, the front garden is laid to lawn with driveway to the side, leading to double gated access to the continuation of the driveway which is perfect for a caravan or boat storage and leading to the garage, which has power and light. The garage has been portioned off to create a useful utility area to the rear and is accessed via a side door, this comprises of sink, space for fridge/freezer and washing machine, plus door to WC.

The rear garden is again predominantly laid to lawn with patio area, flower and shrub borders and two timber sheds.

Council Tax Band: C





Approximate Area = 797 sq ft / 74 sq m

Garage = 81 sq ft / 7.5 sq m

Outbuilding = 71 sq ft / 6.6 sq m

Total = 949 sq ft / 88.1 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property is situated in a popular residential road within Pagham. There is a local shopping parade in Pagham and also the local beach is within easy access. The village of Nyetimber is readily accessible with a variety of convenience shops and popular pubs. Bus services pass nearby that give access to the seaside town of Bognor Regis and the Cathedral City of Chichester.

Directions

From the traffic lights at Rose Green, turn into Nyetimber Lane and continue for about one mile until reaching the mini-roundabout. Take the second exit into Cardinals Drive and proceed to the far end. Turn right into Church Way, then left into Sussex Drive, first left into Abbotsbury and Princes Croft is the first turning on the left.

02/11/23

