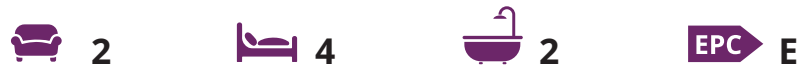






52 East Front Road, Pagham

Unique opportunity to purchase a piece of seaside history. 4 bedroom single storey residence located on Pagham Beach.



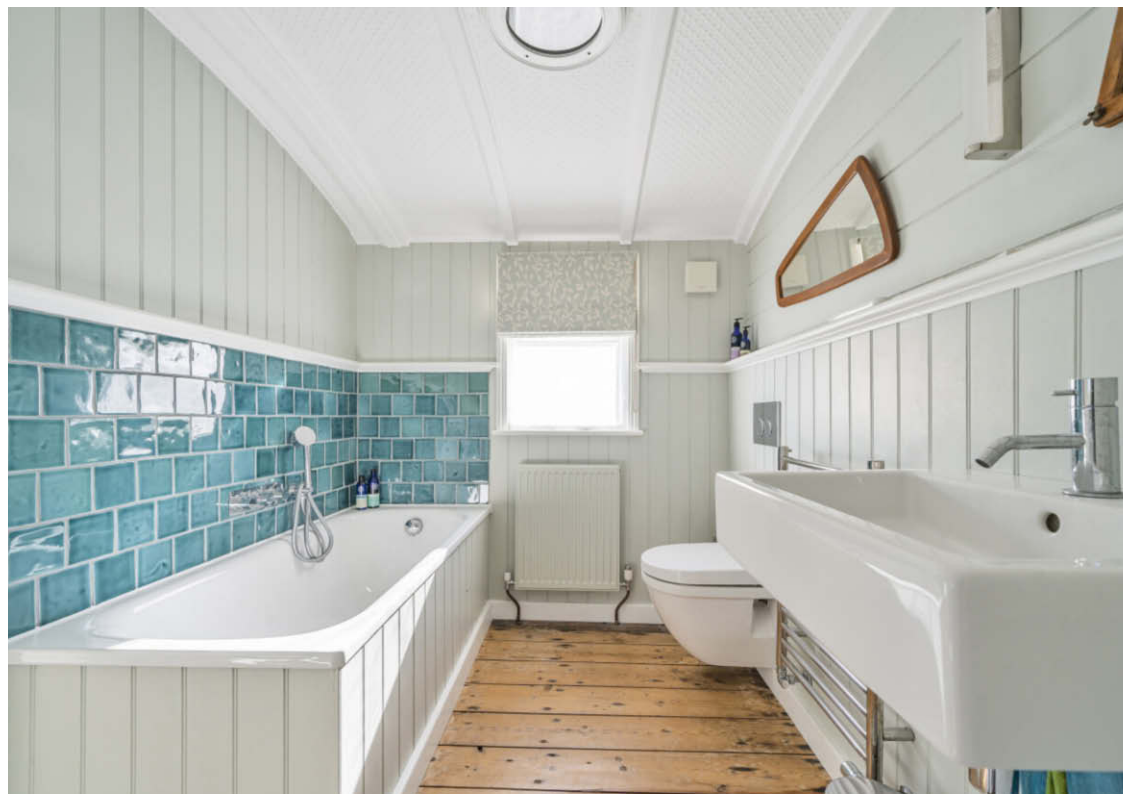
- ▶ **Original Railway Carriages Lovingly Restored**
- ▶ **Vaulted Glazed Sun Room**
- ▶ **Principal Bedroom Suite**
- ▶ **Family Shower Room**
- ▶ **Contemporary Beech Cladding**
- ▶ **Stunning Open Plan Living**
- ▶ **Quality Fitted Kitchen with Integral Appliances**
- ▶ **Three Further Bedrooms**
- ▶ **Generous Gardens and Garage**

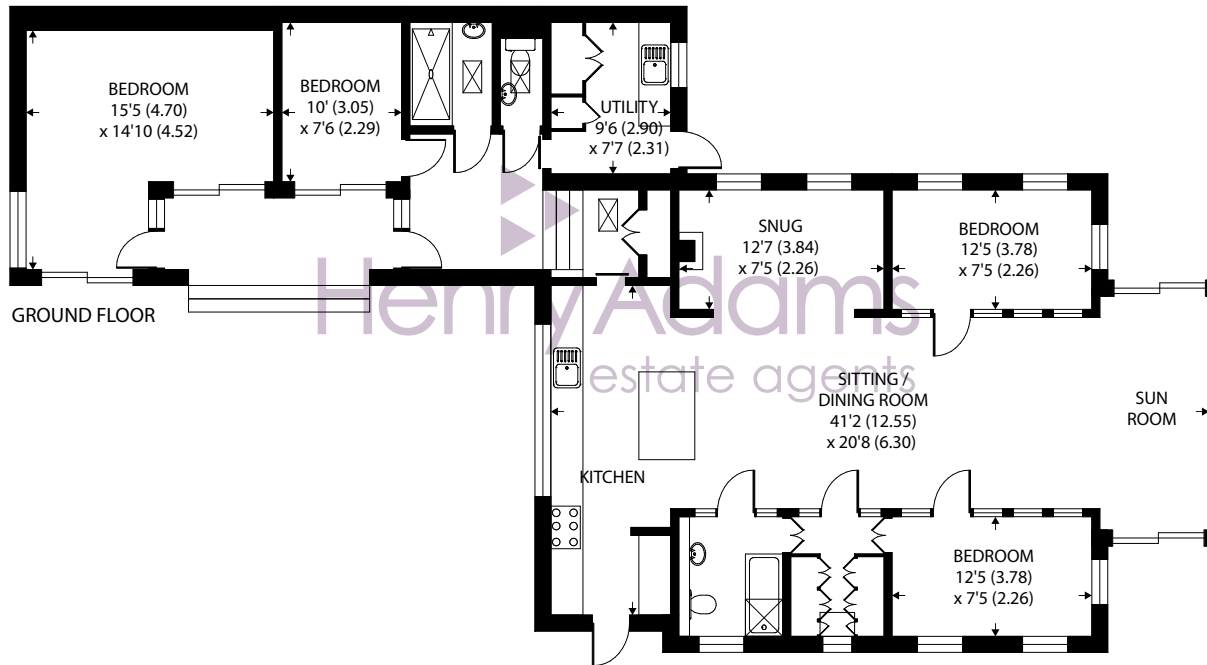
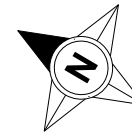
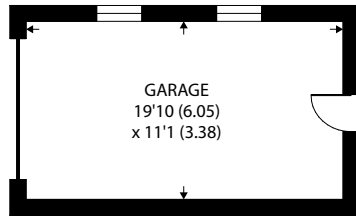
Whilst there had been some residential settlement around the Harbour, dating to the Middle Ages (Pagham is estimated to have been the third richest parish in England at one point, and under the stewardship of Thomas à Becket), Pagham Beach was first populated in the 1920's. As was done in several places along the coast (including Dungeness where Derek Jarman famously made his home) first generation Victorian Brighton and South East Railway rolling stock were adapted and turned into holiday homes.

Henry Adams are proud to offer this beach property with a pair of original teak railway carriages at its core. Rebuilt from scratch around them in 2014, the property has a South facing beach window sliding into the ground to create a stunning indoor/outdoor open plan main space. With oak flooring to complement the teak carriages, this includes a large sitting room/dining area open to a snug with a log-burning stove, and a quality fitted kitchen with integral appliances, a central island and a raised woodblock breakfast bar. Forming the sides of the main space, one carriage is dedicated to a principal bedroom suite with dressing area and bathroom, and the other to a study/bedroom and the snug. On the garden side, the newly built extension includes utility room, shower room and WC leading to two further bedrooms and a covered sun deck with sliding doors leading to the large garden. The garden facing wall as well as the extension are clad with weathered sweet chestnut.









Approximate Area = 1534 sq ft / 142.5 sq m (includes garage)

Limited Use Area(s) = 221 sq ft / 20.5 sq m

Total = 1755 sq ft / 163 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.

The property is set in generous grounds with a mature garden on the North side (away from the beach), and wide shingle corridors to the East and West creating ample space from its neighbours.

A large new-build sweet-chestnut clad garage and a separate and unrenovated two-carriage property on the West boundary are also available for sale by separate negotiation. 01/05/24

Location

The property is situated directly on Pagham Beach, on a quiet private road just a few hundred metres from Pagham Harbour RSPB Nature Reserve, with local shops and Pagham Yacht Club within easy walking distance. The Cathedral City of Chichester with mainline access to London and world-class cultural facilities including Chichester Festival Theatre and Pallant House Gallery is about seven miles to the West.

What3Words ///forehand.intestine.desk - Council Tax Band: E

