



**4 Viscount Drive**

Pagham | Bognor Regis | West Sussex | PO21 4PE

**Guide Price £625,000**

**FREEHOLD**



# 4 Viscount Drive

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GI625 - 04/24



## Features

- Detached 3 Bedroom Family Home
- Cul-de-sac Abutting Beach
- Lounge with Dining Area & Family Room
- On-site Parking & Garage
- 1,775 Sq Ft / 164.9 Sq M

This well presented family home offers light, bright and airy accommodation, with an L-shaped open plan living/dining room, modern kitchen at the rear, separate family room/study, ground floor cloakroom/w.c., good size landing, three double bedrooms (en-suite shower room to bedroom 1) and main bathroom with bath and shower cubicle, along with a gas heating system (radiators) and double glazing.

The property is situated in a cul-de-sac which abuts the beach and greensward, while local amenities can be found close by in the Pagham parade including a large Co-op convenience store, food outlets, newsagency, pharmacy etc. Bus routes are found nearby which provide an ease of access to the town centre and city of Chichester. The beach provides a pleasant greensward with benches.

Amenities including the mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles in Bognor Regis town centre along with the pier, promenade and a variety of bars and restaurants. The historic city of Chichester is within a short drive (approx. 6 miles) which offers a wider range of shopping facilities, Cathedral and the famous Festival Theatre.





An obscure double glazed front door (positioned at the side of the property) with obscure natural light flank panelling opens into a welcoming 'L' shaped entrance hall with tiled flooring to the vestibule area with a door to the ground floor cloakroom which has a modern suite of shaped wash basin inset into a surround with double storage cupboard under, enclosed cistern w.c, heated towel rail, tiled walls and flooring and an obscure double glazed window to the side. From the vestibule the remainder of the hallway boasts fitted carpet along with a carpeted easy rise staircase to the first floor with natural light double glazed window to the side over the half landing, a useful storage cupboard with cloaks hanging space and door to under stairs storage. Glazed casement doors from the hallway lead to the dining area, kitchen and family room/study.

The dining area has a fitted carpet and a side aspect double glazed window and is an open plan room leading through to the full width living room at the front, with a large double glazed window to the front and fitted carpet.

The kitchen is positioned at the rear offering a comprehensive range of fitted units and work surfaces, single drainer sink unit with mixer tap, integrated 4 burner gas hob with hood over, eye level double oven/grill, integrated fridge and dishwasher, space and plumbing for a washing machine and drier, wall mounted gas boiler, along with tiled flooring and a double glazed window and double glazed door to the rear. In addition, the ground floor offers a useful highly versatile family room/study with fitted carpet and double glazed French doors with matching flank double glazed panelling to the rear providing access to the rear garden.





The first floor boasts a good size landing with large built-in double fronted airing cupboard housing the hot water cylinder. The landing has an access hatch to the loft space and doors to Bedrooms 1, 2, 3 and the family bathroom.

Bedroom 1 has a double glazed window to the front, fitted carpet and provides an en-suite shower room via double doors which comprises shower cubicle with fitted shower, wall mounted wash basin and enclosed cistern w.c. Bedroom 2 is positioned at the rear of the property with a large double glazed window enjoying a pleasant outlook into the rear garden, along with fitted wardrobes to one wall and fitted carpet. Behind the wardrobes there is a generous eaves storage cupboard with light. Bedroom 3 has a double glazed window to the side, fitted carpet and generous eaves storage cupboard.

The family bathroom is also of a good size with high level obscure double glazed window to the side, oversize bath, corner shower enclosure with fitted shower, wash basin inset into surround with storage under and adjacent enclosed cistern w.c, tiled walls and flooring and heated towel rail.

Externally there is an open plan frontage bordered to the sides by shallow brick walling, a pathway to the side/rear, central lawn and double width hard stand with driveway leading to the attached garage which measures 20' x 11' 11" with an up and over door to the front, power, light, wall mounted modern consumer unit, meters, door to the side and double doors to the rear.

The rear garden measures approximately 52' x 42' with panel fencing to the sides and rear, lawn with border to the side and paved patio/terrace with trellis. A pathway at the side leads to the front.



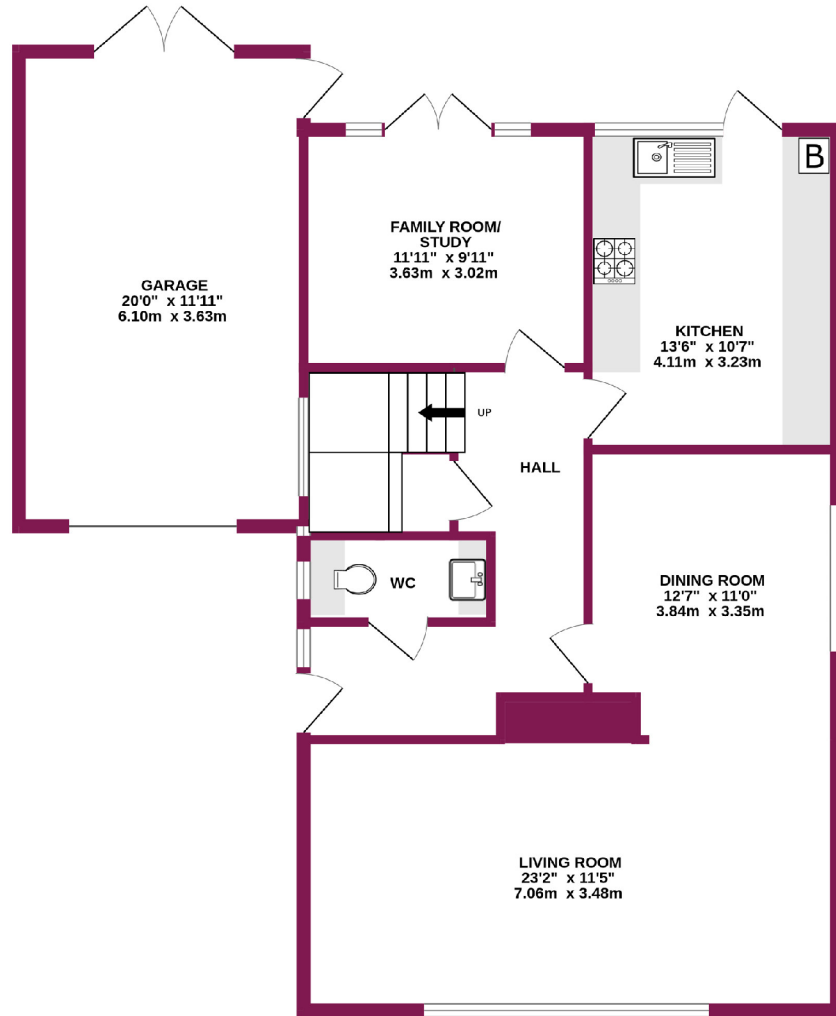
To arrange a viewing contact 01243 267026



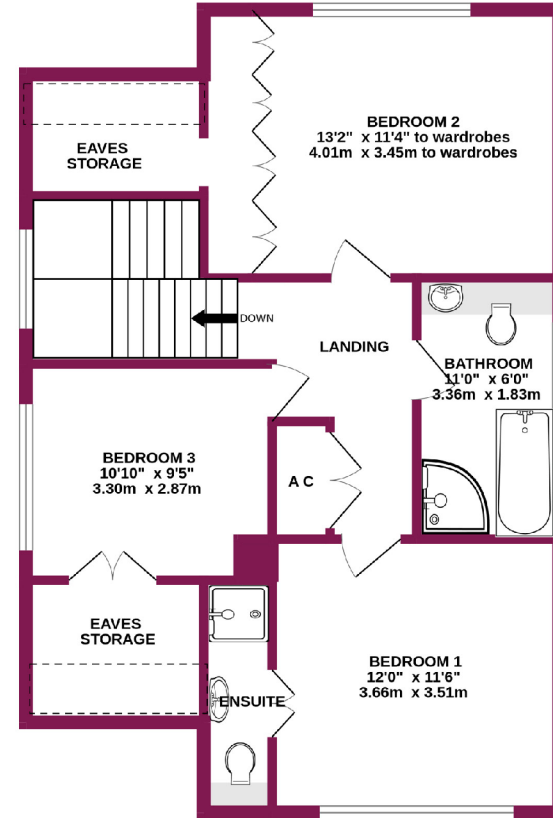




GROUND FLOOR  
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



Current EPC Rating: D (68)

Council Tax: Band E £2,696.17 p.a.  
(Arun District Council/Pagham 2024-25)

TOTAL FLOOR AREA: 1775 sq.ft. (164.9 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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