



73 Harbour View Road, Pagham

A bright and spacious bungalow conveniently located close to local schools and the villages of Rose Green and Nyetimber.



- ▶ Semi-Detached Bungalow
- ▶ Sitting/Dining Room
- ▶ Conservatory with WC
- ▶ Wet Room Style Bathroom
- ▶ Driveway and Garage
- ▶ Popular Village Location
- ▶ Fitted Kitchen
- ▶ Two Double Bedrooms
- ▶ Landscaped Rear Garden
- ▶ No Forward Chain

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The accommodation briefly comprises welcoming entrance porch, hallway, sitting/dining room with feature fireplace and sliding patio doors opening onto the conservatory, which has a Saniflo WC and access to the rear garden. Modern kitchen fitted with wooden units, with door to the conservatory and space for white goods.

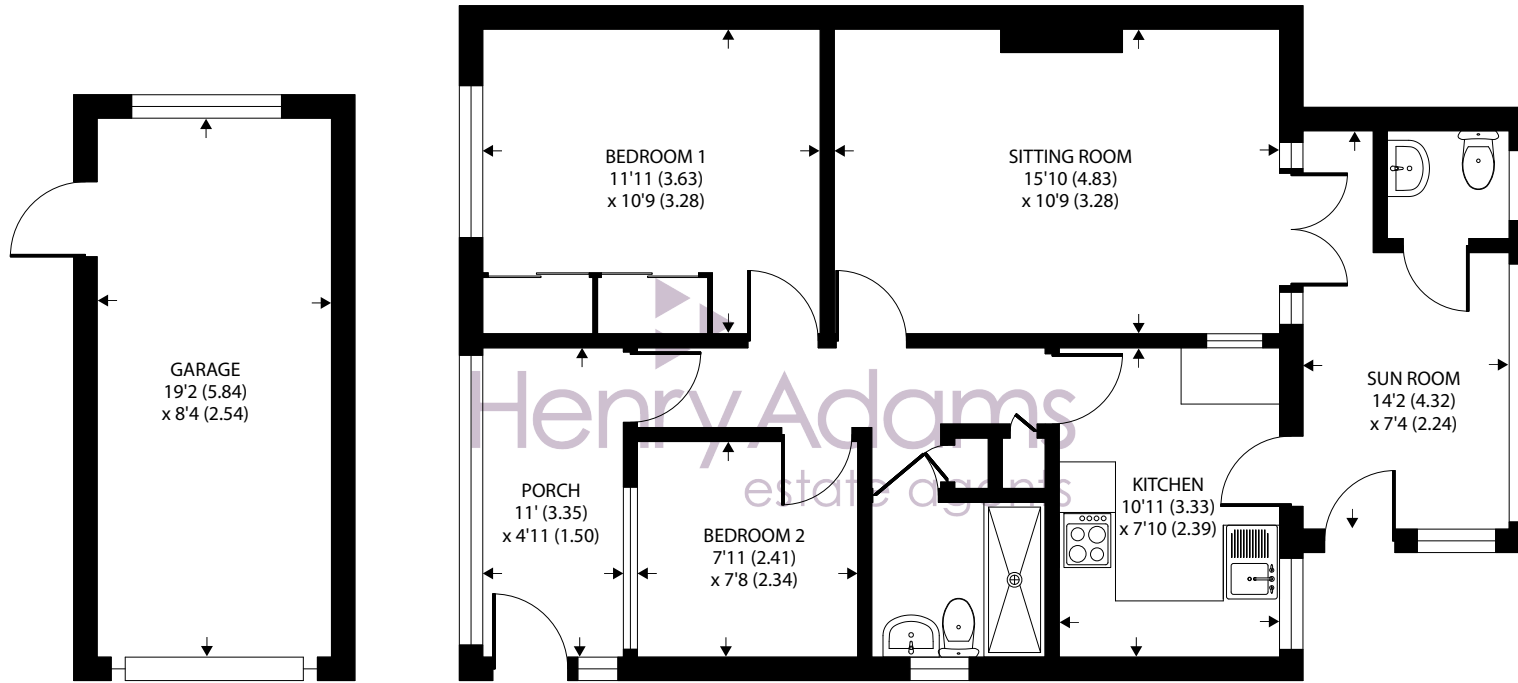
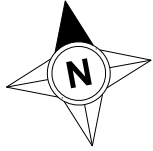
There are two bedrooms and a refitted wet room style bathroom with white suite and walk-in shower. The property also benefits from gas fired central heating and double glazing.

Outside, the driveway provides ample off-road parking with a secure gate to the rear garden and garage. The landscaped rear garden has a patio area and is laid to lawn with a timber shed/summer house, a greenhouse, raised beds and established grape vine and fruit trees.

Offered with No Forward Chain.

Council Tax Band: C





GROUND FLOOR

Approximate Area = 748 sq ft / 69.4 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 908 sq ft / 84.2 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

Pagham is located to the west of Bognor Regis. It offers a range of local amenities including a Tesco Express convenience food store, post office, newsagents and a number of traditional public houses. Local infants and junior schools can be found at the nearby village of Rose Green, as well as further local shops and facilities. Bus services pass nearby that give access to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

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