









## 2 Harbour Road, Pagham

Spacious and versatile single storey four bedroom detached residence.



- ▶ **Detached Bungalow with Versatile Accommodation**
- ▶ **Dining Room open to Snug**
- ▶ **Kitchen with door to Utility Room**
- ▶ **En-Suite Cloakroom**
- ▶ **Single Garage with Rear Workshop Area**
- ▶ **Sitting Room with Bay**
- ▶ **Sun Room with access to the Rear Garden**
- ▶ **Three Double Bedrooms plus One Single Bedroom**
- ▶ **Generous Family Bathroom**
- ▶ **Private Beach Estate Location**

Forming part of the popular Pagham Beach Estate close to the foreshore and convenient for access to the beautiful Pagham Harbour Nature Reserve, 2 Harbour Road is a charming, spacious and versatile single storey detached residence offered for sale in good decorative condition.

The features to note include a good size sitting room with patio doors leading to the front garden, dining room opening to both snug and modern fitted kitchen plus a utility room and a sunroom overlooking the landscaped rear garden. There are four bedrooms, one of which is complemented by an en-suite WC, wash basin plus a generous family bathroom, which includes a separate shower cubicle. The property also benefits from gas central heating to radiators and UPVC double glazing.

Outside, a sweeping in-and-out gated driveway provides ample off-road parking, which in turn leads to a single detached garage with workshop to the rear. The enclosed rear garden is landscaped with multiple levels and part laid to lawn and patio area plus garden shed.

A viewing of this property is highly recommended to appreciate the accommodation and lifestyle offered.

Council Tax Band: F

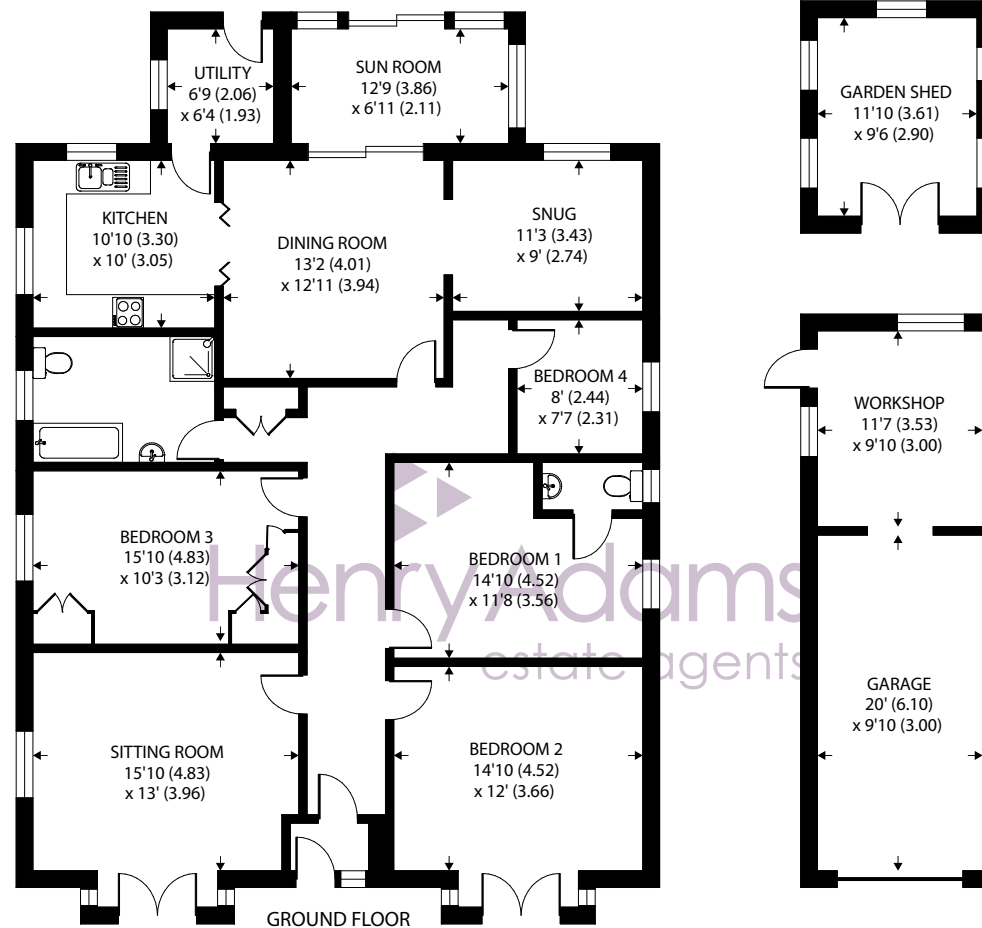












Approximate Area = 1728 sq ft / 160.5 sq m

Garage / Workshop = 316 sq ft / 29.3 sq m

Outbuilding = 112 sq ft / 10.4 sq m

Total = 2156 sq ft / 200.2 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

The property is situated in a popular residential setting on the Pagham Private Estate just a few hundred metres from Pagham Harbour RSPB Nature Reserve. A local shopping parade is available in Pagham about a quarter of a mile level walk. Pagham Yacht Club is less than a quarter of a mile level walk in West Front Road and Chichester Marina is about ten miles. The Cathedral City of Chichester is about seven miles with its pedestrianised shopping precinct, an excellent array of bistros and restaurants, as well as Chichester Festival Theatre.

What3Words ///stopwatch.waxes.trickling

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