





12 East Front Road, Pagham

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



- ▶ **Original Railway Carriages (non-traditional construction)**
- ▶ **Sitting Room with Part Vaulted Ceiling**
- ▶ **Fitted Kitchen with Gas Hob**
- ▶ **Three Double Bedrooms**
- ▶ **No Onward Chain**
- ▶ **Stunning Sea Views**
- ▶ **Dining Room with Gas Fire**
- ▶ **Cloakroom with WC**
- ▶ **Bathroom with WC and Walk-in Shower**
- ▶ **Detached Garage and Ample Parking**

This beach property with a pair of original railway carriages at its core benefits from double glazing and electric heating, please note there is gas connected to the property. The generous and bright accommodation has been thoughtfully laid out and a viewing is thoroughly recommended to appreciate this, together with its enviable position on the south coast. This would make an ideal holiday home or permanent residence.

The accommodation briefly comprises, useful entrance porch with ample room for shoes and coats with built in cupboard, door to the dining room with gas fire, doors to the wonderful centre stage sitting room with direct sea views, part vaulted ceiling and gas fire, doors to the enclosed rear garden and leading directly onto the beach, dual aspect kitchen/breakfast room with gas hob with extractor above and electric oven, space for fridge/freezer and dishwasher, cloakroom with WC having storage cupboards and one having plumbing and space for a washing machine, three double bedrooms (railway carriages,) all with built-in cupboards and bathroom with reduced sized bath, walk-in shower with mixer shower and WC.

Outside, provides ample off-road parking having two driveways either side of the detached garage, benefiting from power and lighting. Gated access to the front garden which is laid to artificial grass for ease of maintenance, storage shed and gated side access to the rear garden and beach.

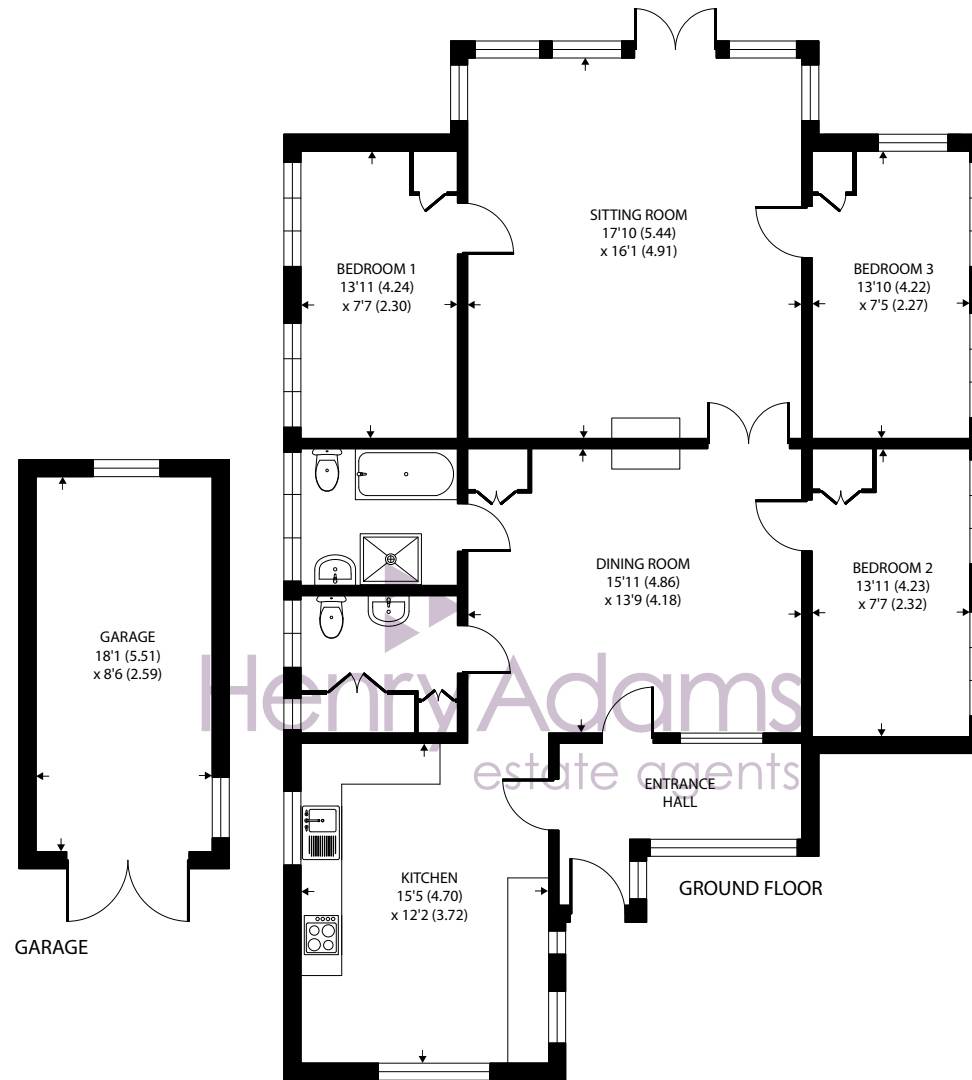




MONTSEVIR
Did you know that
if you have a good party
you have your best of
GRAND RAVI
CHOCOLATE BERRY
EVIL
MILK

A WALK
ON THE
BEACH
IS GOOD
FOR THE
SOUL





Approximate Area = 1243 sq ft / 115.5 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1397 sq ft / 129.8 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.

A viewing is thoroughly recommended to appreciate its superb position and stunning sea views and to witness the well thought out bright and spacious accommodation on offer.

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.

Council Tax Band: D

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