



1
Old Sefter
School House

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Pagham Road | Pagham | West Sussex | PO21 3PX

Price £575,000
FREEHOLD

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PE575 - 01/25

Features

- **Unique Character Home**
- **Currently Utilised As A Holiday Let**
- **Three Bedrooms (Principal With En-Suite Facility)**
- **Open Plan Light & Airy First Floor Living Space**
- **Private Garden & Parking for 3 - 4 vehicles**
- **NO ONWARD CHAIN**
- **1,786 Sq Ft/ 165.9 Sq M**

Occupying a semi-rural location on the outskirts of the village, this unique attached, individually designed, two storey property was converted in 2007 from the original Old School House and in later years extended by the current owners to create incredibly light and airy accommodation maximising the Southerly aspect, with open plan first floor living space & three good size ground floor bedrooms (master with en suite).

The village of Nyetimber is situated on the Western fringe of Bognor Regis and retains a village community feel with three public houses, a hotel/restaurant, convenience stores and takeaway food outlets. The nearby beach and nature reserve at Pagham are close at hand while regularly routed bus services enable an ease of access to the town centre and nearby city of Chichester.

The front door leads into a welcoming light and airy entrance vestibule with built-in cloaks storage cupboards. An open plan walkway leads through to the generous hallway with underfloor heating and carpeted staircase to the first floor with under stair storage cupboard.

Doors lead to the three ground floor double bedrooms and family bathroom, while an open plan walkway leads through to a delightful multi purpose reception/utility room which lends itself to an array of uses and provides access to the garden via French doors, formerly utilised as a breakfast room, this room boasts a kitchenette with sink unit and large double picture window to the side.

The master bedroom provides built-in storage cupboards/wardrobes with the main dual aspect bedroom area measuring 13' x 13' with feature part vaulted ceiling, underfloor heating, window to the rear and French doors to the side providing access into an enclosed gravelled courtyard. From the bedroom a door leads to the adjoining en suite shower room with corner shower enclosure with fitted shower, close coupled w.c and wash basin with storage under.

Bedrooms 2 & 3 are both good size double rooms measuring 12' 3" x 11' and 10' 11" x 9' respectively, both with rear aspect windows and underfloor heating, with bedroom 2 also benefiting from fitted wardrobes to one wall (excluded from the room measurements).





In addition, the ground floor offers a family bathroom measuring 8' 10" x 6' 2" with window to the front and white suite of panel bath with shower over and fitted shower screen, wash basin on surround with storage under and adjacent enclosed cistern w.c., along with under floor heating.

The first floor is very much open plan with a delightful pitched roof vaulted living area measuring 36' 4" x 17' 6" overall with three double glazed skylight windows to the front and one to the rear, bespoke fitted storage units and radiators. The kitchen area (which is incorporated within the measurements) boasts a comprehensive range of fitted units and work surfaces along with a large integrated electric hob with hood over and oven under, concealed integrated fridge/freezer and dishwasher and has a double glazed skylight window to the rear.

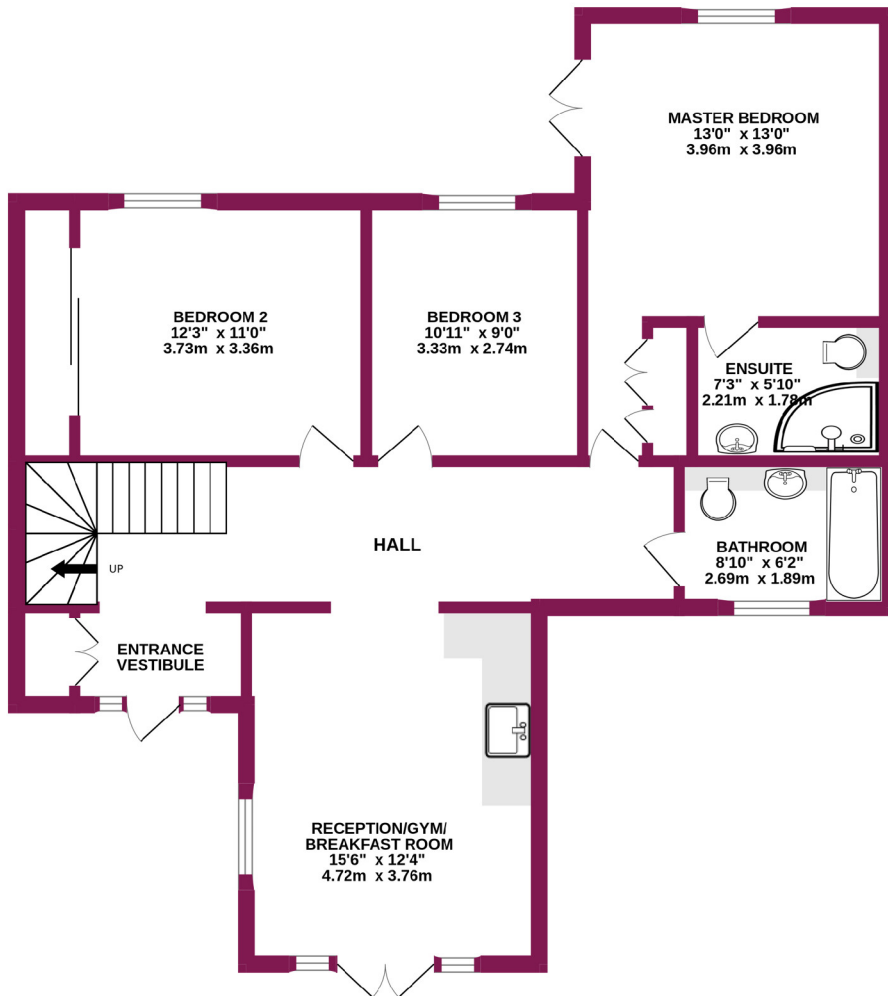
An open plan walkway leads from the living room into a feature vaulted additional reception room measuring 15' x 12' 5" with vaulted glass elevation overlooking the Southerly garden with two further double glazed skylight windows to the side and a radiator with an impressive outlook.

Externally there is allocated parking for approximately three/four vehicles at the front in a secure private gravelled parking area with pedestrian gate and double gates providing access to the enclosed Southerly garden (positioned at the front of the property) which is predominantly laid to lawn with decked sitting areas and block paved pathway leading to the front door. In addition, the property offers a useful insulated cabin style studio with power and light.

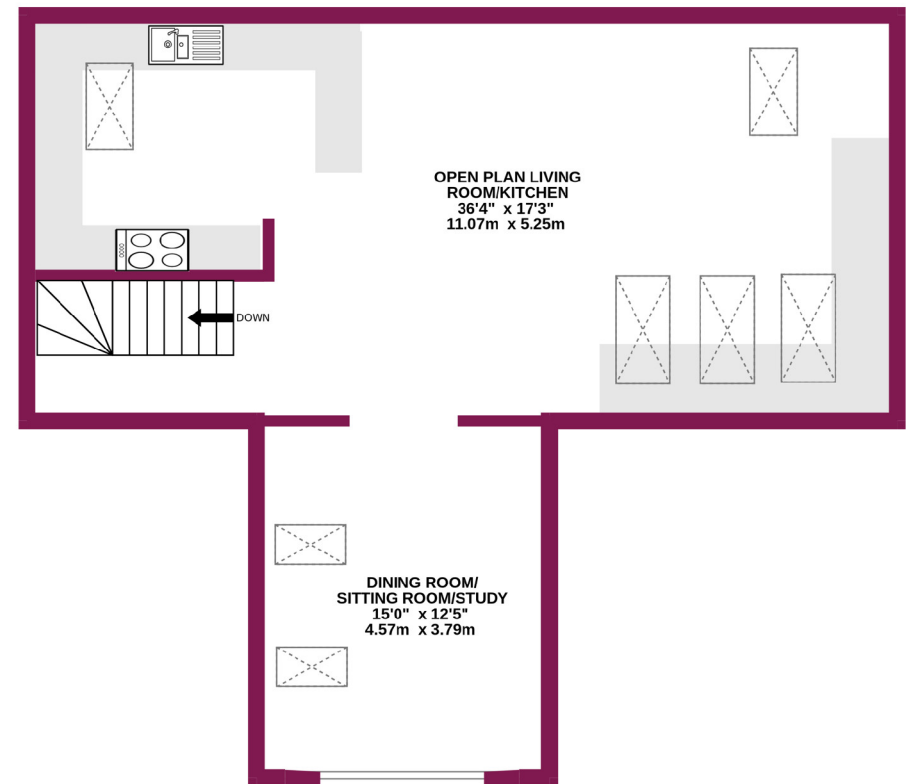
NB - The property has an oil fired heating system and is connected to private drainage.



GROUND FLOOR
967 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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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Current EPC Rating: C (76)

Council Tax: Band E £2,696.17 p.a.
(Arun District Council/Pagham 2024 - 2025)



NB - As this property is currently utilised as a holiday let, the sellers have informed us that the contents could be available by separate negotiation, if desired. This property is offered for sale with No Onward Chain.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.