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33 Farmer Close, Pagham, Bognor Regis
£335,000



An Exceptional Semi-Detached Home in the Sought-After Summer Fields Development, Pagham

This is a rare opportunity to purchase a beautifully presented semi-detached house, ideally situated within the highly desirable Summer Fields Development in the heart of Pagham. Constructed in 2022, the property has been used exclusively as a private holiday home by the family and, as such, has been meticulously maintained and remains in superb condition throughout. It is offered to the market with no onward chain.

Upon entering the home, you are greeted by a spacious entrance hall that provides access to all principal rooms on the ground floor. The generously proportioned living/dining room is filled with natural light and offers direct access to the south-facing rear garden, creating a perfect space for both relaxation and entertaining. The modern fitted kitchen a range of integrated appliances, as well as space for a washing machine. A large cloakroom on the ground floor adds to the practicality of the home.

Upstairs, the property offers two well-proportioned double bedrooms. The modern bathroom is finished to a high standard.

Additional features include UPVC double glazing and gas-fired central heating.

Outside, the south-facing garden includes a patio area, perfect for outdoor dining. There is also convenient side access to the front of the property.

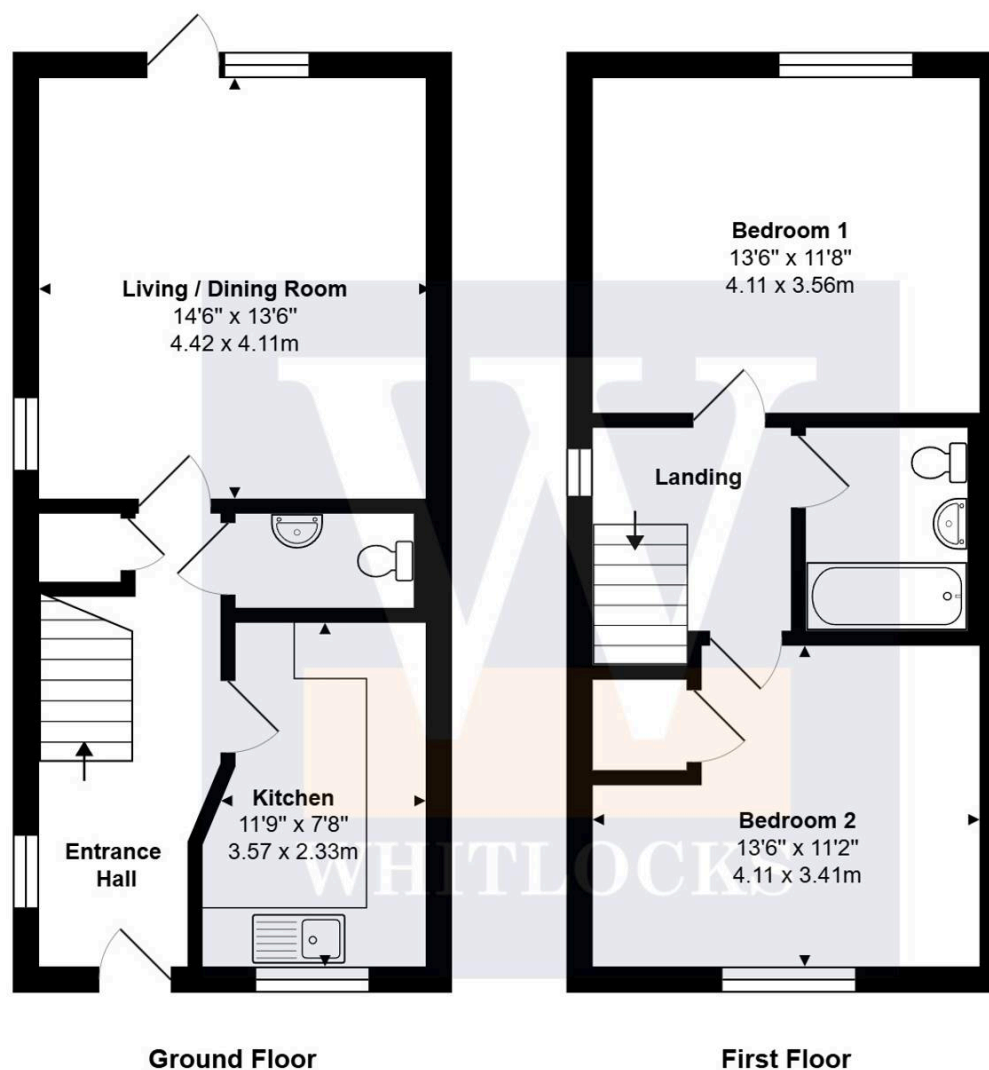
To the side of the house, a private driveway provides off-road parking for several vehicles, completing the appeal of this delightful modern home.

The furnishings within the property will be made available via separate negotiation.



Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, Amusements and a Yacht Club and is a short walk away from St Thomas A 'Becket Church. The Shopping Parade consists of a range of amenities including Convenience Stores, a Doctors Surgery, a Chemist, an Opticians, Bus Links to Bognor Regis and Chichester Town Centre and many more. Local 16th and 18th century Pubs can be found nearby in Nyetimber Village less than half a mile away.

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Total Area: 835 ft² ... 77.6 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B