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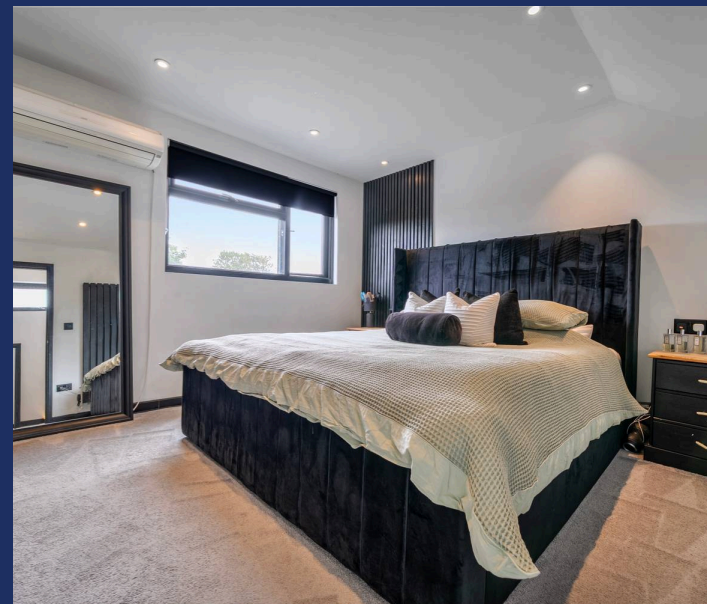
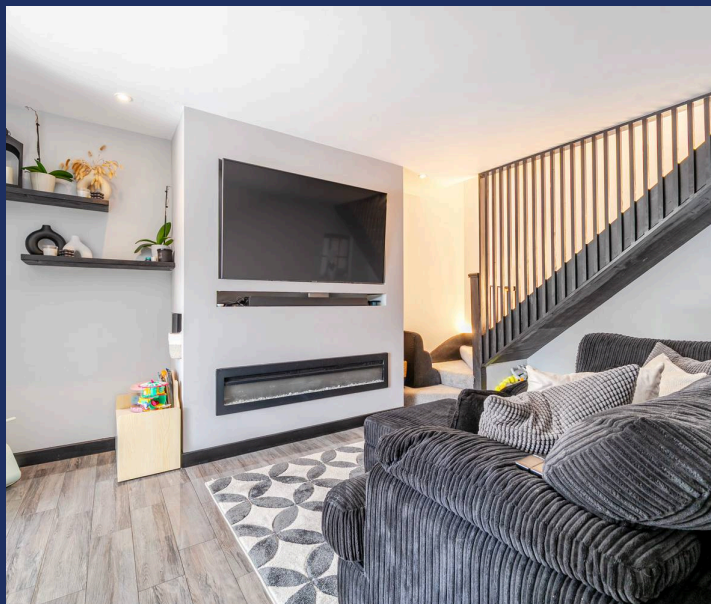
45 Harbour View Road, Pagham, Bognor Regis
£425,000



A beautifully extended and extensively improved semi-detached Chalet Bungalow, set in the highly sought-after village of Pagham. The property has been thoughtfully modernised and now offers three bedrooms, together with a striking open-plan kitchen and dining area. This impressive space features a central island, underfloor heating and bi-fold doors which open directly onto the landscaped rear garden, seamlessly blending indoor and outdoor living. The ground floor also provides a welcoming entrance hall, two well-proportioned bedrooms and a modern family bathroom complete with a freestanding bath and separate shower cubicle. The living room flows effortlessly into the kitchen and dining area, creating a stylish and sociable heart to the home, there is also a useful utility area.

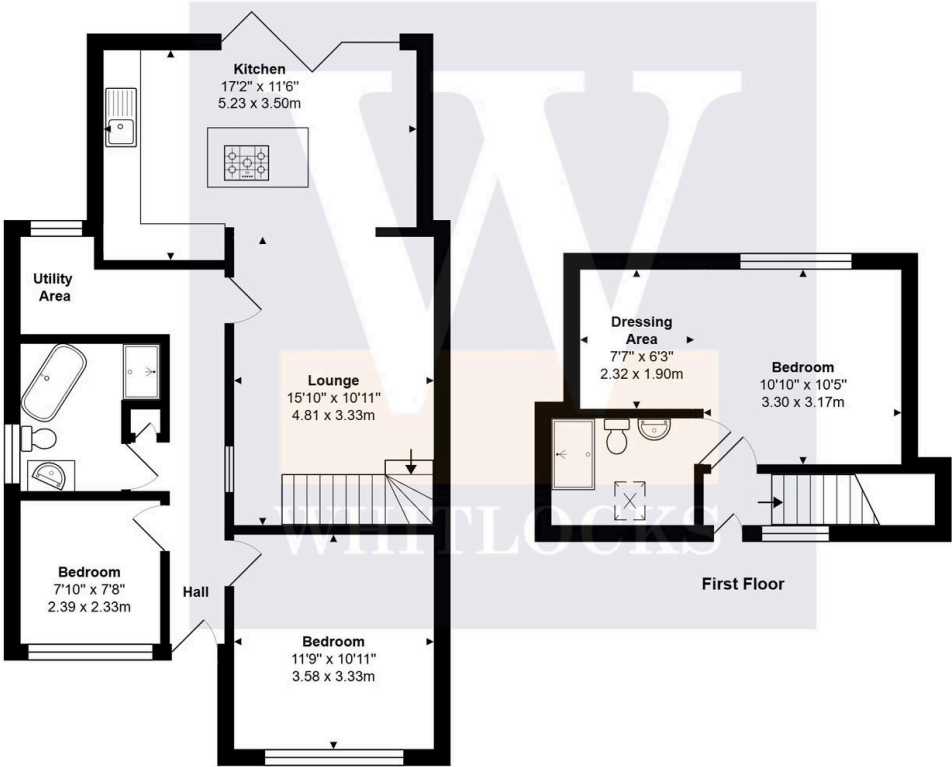
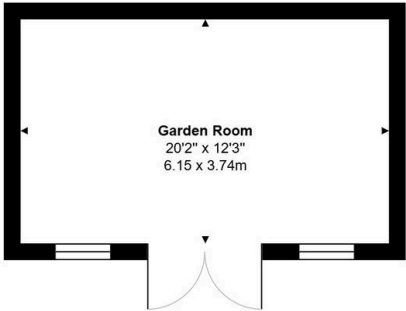
Upstairs, the first floor is dedicated to the master suite, which benefits from a generous bedroom, a dressing area and an en-suite shower room.

Outside, the rear garden has been beautifully landscaped with raised borders, decking, a patio area and a lawned garden. At the far end sits a substantial and recently constructed garden room, currently arranged as a bar and seating area, providing the perfect setting for entertaining or relaxing. To the front of the property there is a shared driveway and off-road parking for several vehicles.



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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Ground Floor

Total Approx.Floor Area 1235 ft² ... 114.8 m² (Includes Garden Room)

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025



Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F