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Harbour View Road, Pagham, Bognor Regis
£475,000



This deceptively spacious and well-presented three-bedroom chalet-style home offers versatile accommodation, generous outside space and excellent additional outbuildings, making it ideal for families, home workers, or those seeking flexible living. The ground floor features a bright and spacious living room alongside an impressive open-plan kitchen/dining room, creating the perfect hub for modern living and entertaining. The kitchen offers ample worktop space, fitted units and room for family dining. A ground floor bedroom adds flexibility for guests, multi-generational living, or use as a home office, complemented by a nearby family bathroom.

Upstairs, the property offers two further well-proportioned bedrooms, with one benefiting from en suite facilities and useful eaves storage, while the other enjoys the convenience of its own WC.

Externally, the property boasts a large rear garden along with a detached garage and substantial outbuildings, including a spacious summer house and separate shed, ideal for storage, hobbies, a home gym, studio, or workspace, while a front driveway provides convenient off-road parking.

Further benefits include double glazing, generous storage throughout and a thoughtfully designed layout that balances comfort with practicality.

Situated in a sought-after residential location close to local amenities, schools, transport links and the seafront, this unique and versatile home presents an excellent opportunity for a variety of buyers. Early viewing is highly recommended.



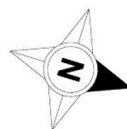
Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, 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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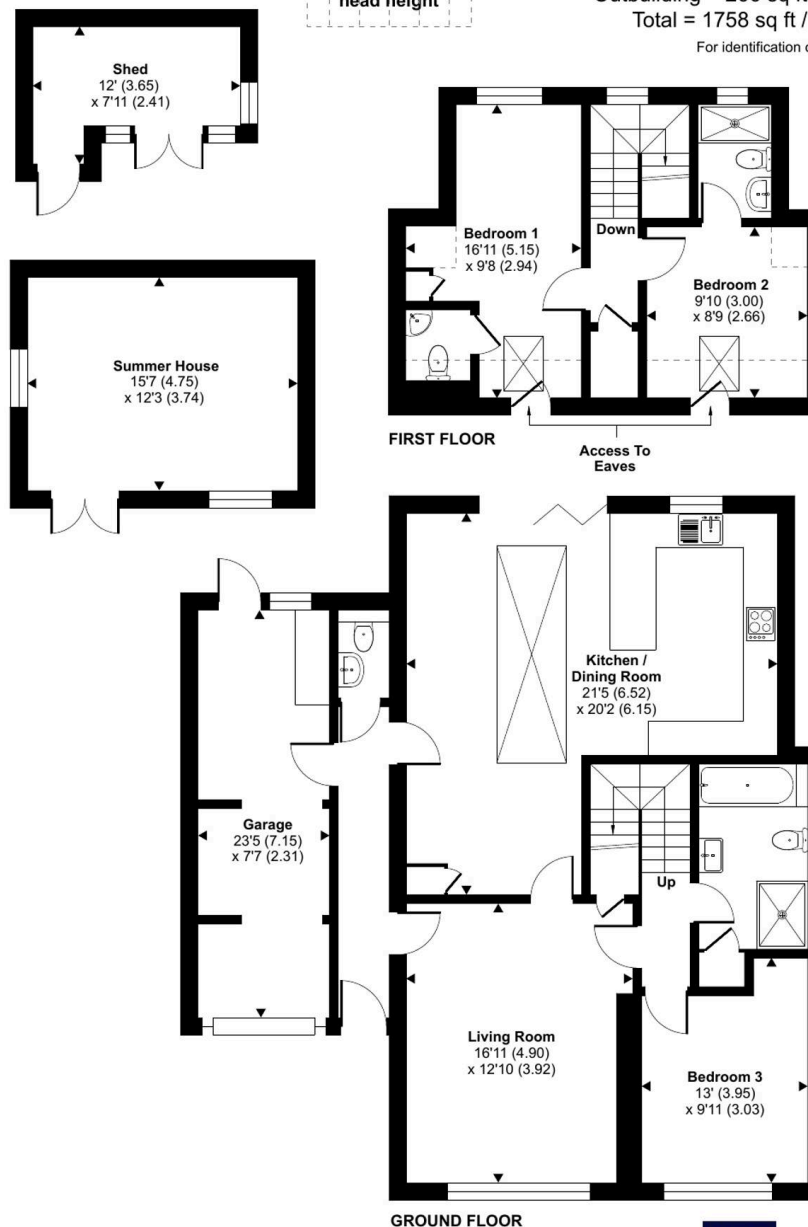
Harbour View Road, Bognor Regis, PO21

Approximate Area = 1260 sq ft / 117 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Garage = 178 sq ft / 16.5 sq m
 Outbuilding = 266 sq ft / 24.7 sq m
 Total = 1758 sq ft / 163.2 sq m

For identification only - Not to scale



Denotes restricted head height





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: