



WHITLOCKS
ESTATE AGENTS

10 Harbour Road, Bognor Regis
£450,000

- Extremely Rare Opportunity Detached Railway Carriage
- No Forward Chain
- Currently Four Bedrooms
- Two Fitted Bathrooms
- Kitchen and Utility Area
- Landscaped Rear Garden to the Main Bungalow
- Positioned on a Large Plot offering Lots of Potential
- Off Road Parking for Several Vehicles
- Situated on the ever Popular Pagham Beach Estate just a Stones Throw from the Beach
- Separate Shepherds Hut containing a Bedroom, Work Space and Shower Room

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G





Whitlock's Estate Agents are delighted to bring to the market this extremely rare opportunity to purchase a characterful Railway Carriage positioned on the ever popular Pagham Beach Estate.

The property has been maintained to the highest standard and is full of original features just emphasising its charm, there is a cosy Lounge / Dining area which benefits from a log burner, perfect for the colder evenings, there is also a Kitchen and Shower room. Furthermore in a second railway carriage where two further Bedrooms can be found, the main Bedroom has views and access over the rear Garden and is something quite special. There is also a Utility area and a fitted Bathroom with a separate Shower Enclosure.

Outside to the rear the Garden has been redesigned and contains a large pergola providing a beautiful seating area that also benefits from power, there is also a summerhouse which is currently being used as a yoga studio.

This property boasts charming features and not just consists on the Railway Carriage, but nestled in the rear Garden hidden away is a fantastic Shepherds Hut which has been beautifully finished to highest quality, there is King Size bed, a cleverly designed space saving work area as well as a quirky created Shower Room, this is perfect to use as a guest house, or even to let it out on Air BnB.

To the front of the property there is a large Driveway boasting ample off road parking for vehicles, with the added benefit of an Electric Car Charging point.

Viewing is a must to appreciate the beautiful and characterful features this property has to offer.







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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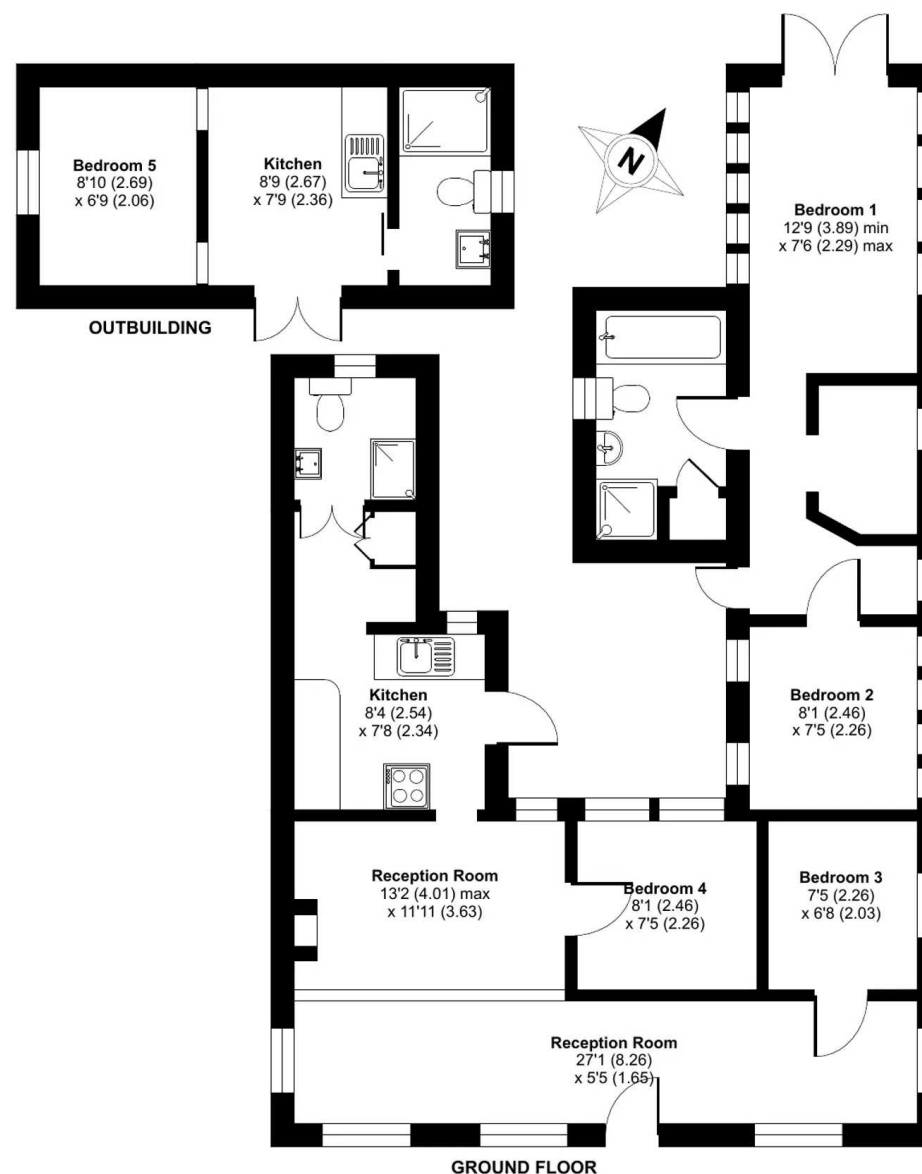
Harbour Road, Bognor Regis, PO21

Approximate Area = 786 sq ft / 73 sq m

Outbuilding = 170 sq ft / 15.8 sq m

Total = 956 sq ft / 88.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Whitlocks Estate Agents Limited. REF: 1111189

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