

WHITLOCKS
ESTATE AGENTS

Seaway, Pagham Road, Pagham, Bognor Regis, PO21 4NP, The Seaway

Guide Price £725,000

Close to Pagham Beach and Pagham Harbour: Dawn Cottage, a luxury four/five bedroom detached home with a back-to-brick refurbishment, Shaker kitchen, log burner and landscaped garden.

- Luxury Four / Five Bedroom Detached House – Back-to-Brick Refurbishment
- Close to Pagham Beach, Pagham Harbour and the Village
- Impressive Open-Plan Kitchen, Dining and Family Area
- Cranbrook Shaker Kitchen with Perla Grey Quartz Worktops
- Log Burner, Concealed Pantry and Direct Garden Access
- Principal Bedroom with Luxury En-Suite Wet Room
- Flexible Ground Floor Bedroom / Lounge / Snug
- Landscaped Garden and Architectural Aggregate Driveway
- Warranties of 2–10 Years on Selected Doors, Windows, Worktops, Appliances and Bathroom Fixtures

Buyers' AML fee: Whitlocks Estate Agents is required by law to carry out anti-money laundering checks on every buyer. A non-refundable fee of £106.80 including VAT (£89 + VAT) per buyer applies once an offer is accepted. This covers identity, anti-money laundering and proof of funds checks.



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

FAMILY ROOM
3.95m x 3.70m

KITCHEN / DINING AREA
7.15m x 3.20m

LIVING ROOM
4.20m x 3.24m

BEDROOM
4.45m x 4.29m



First floor

BEDROOM
4.24m x 5.29m

BEDROOM
4.43m x 5.30m

BEDROOM
2.68m x 2.10m



Whitlocks Estate Agents

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Council Tax band: E

Tenure: Freehold