

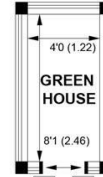


Sims Williams

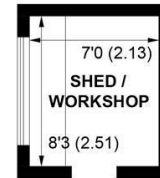


2C LAGOON ROAD, PAGHAM, WEST SUSSEX, PO21 4TJ





(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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**APPROXIMATE GROSS INTERNAL AREA = 1425 SQ FT / 132.4 SQ M**

**OUTBUILDINGS = 89 SQ FT / 8.3 SQ M**

**TOTAL = 1513 SQ FT / 140.7 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

# £525,000 Freehold

2C, LAGOON ROAD,  
PAGHAM,  
WEST SUSSEX, PO21 4TJ

- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- In & Out Driveway
- Garage
- Secluded Garden
- Close To Beach

## EPC RATING

Current = B

Potential = B

## COUNCIL TAX BAND

Band = E

This detached bungalow is located on a private road within Pagham. The property is within close proximity to the seafront, only 175 yards from the bungalow. There is also the benefit of local shops and a cafe within close proximity as well as a number of pubs in the village. Furthermore, there are good links to public transport and the A27 which allows for access to both Brighton and Portsmouth. The City of Chichester, located north of the property, offers a comprehensive shopping centre, popular restaurants and The Festival Theatre. Further north you can find the South Downs National Park at The Goodwood Estate - which hosts the annual Festival of Speed and an abundance of horse racing events.

Internally the property is presented in good order throughout having been well cared for by the current owners and now boasts versatile and bright accommodation.

Upon entering there is a spacious hallway leading to all principal rooms. To the left is a sizeable separate dining room with ample room for a table and a sitting room which enjoys sliding doors onto the garden.

There is a modern kitchen which has a range of base and eye level units as well as integrated appliances, breakfast seating area and a courtesy door into the garage.

Furthermore, there is a separate cloakroom and a family bathroom with a white suite and shower over the bath.

There are three bedrooms which are all of a reasonable size, the master and second both offer built-in storage and the master also benefits from an en-suite shower room.

Outside, to the front, is an 'in and out' driveway allowing for off road parking and an integral garage with an up and over electric door. To the rear is a secluded wrap around garden, with a lawn-paved patio at the rear of the bungalow together with a modern greenhouse near the western boundary. In addition to this is a purpose built outbuilding which is insulated and boarded with power points and lighting within.

A further feature is the provision of a PV solar power system which will provide a feed in tariff (tax free) income to the purchaser which has just under 14 years to run on transferrable contract.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From the direction of Chichester, head along Pagham Road and continue through the village and take the left onto Sea Lane. Continue along Sea Lane upon reaching the Pagham Beach Cafe enter the roundabout to the right and take the second turning on the left into Lagoon Road which has a tarmacadam surfaced road leading to 2c Lagoon Road which is the first bungalow on the right.

