



Sims Williams



2 STREAM SIDE GARDENS, PAGHAM, WEST SUSSEX, PO21 3GD



APPROXIMATE GROSS INTERNAL AREA = 1184 SQ FT / 110.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

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£415,000 Freehold

2, STREAM SIDE GARDENS, PAGHAM, WEST SUSSEX, PO21 3GD

- Exclusive Small Development
- Viewing by Appointment
- 3 Bedroom Semi-Detached House
- Stylish Kitchen & Bosch Appliances
- Bi-Fold Doors onto Rear Garden
- Principal Bedroom with En-suite
- Turfed Rear Garden
- Off Road Parking
- ABC 10 Year Warranty

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = New Build

Stream Side Gardens, Pagham is ideally situated within easy reach of the village amenities which include a primary school, shops and post office as well as a choice of traditional pubs and restaurants. The beach is nearby and the development is surrounded by Sussex countryside. The village has good transport links to nearby local towns and cities.

Plot 2, is a traditionally built three bedroom, semi-detached house. On the ground floor there is a large living room, shaker style kitchen/dining room with bi-fold doors onto the rear garden, a separate utility room and cloakroom. The kitchen has soft close unit doors, and Bosch integrated dishwasher, fridge freezer, induction hob and electric oven. Karndean flooring is standard in the kitchen/dining, living, hall and the utility room is tiled.

The Daikin Air Source heat pump provides underfloor heating to the ground floor with independent zone stats.

On the first floor, the principal bedroom has a stylish en-suite. There are two further double bedrooms and a family bathroom. The bathroom is fitted with contemporary white sanitary ware and fitted vanity units. The floor is finished in light grey porcelain tiles with grey gloss porcelain partially tiled walls. Radiators to the first floor - all with TRVs.

Outside, the front garden is landscaped and the rear garden is finished with turf. This home has two parking spaces and the parking area is finished in grey block paving. All homes at Stream Side Gardens come with a 10 year new home guarantee by ABC Warranty.

Estimated Annual Estate Charge 2024 / 2025 is £394.00 per property.

New Homes 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. Images shown may be from previous developments and are just an indication for illustrative purposes only.

Directions

From the Bognor Roundabout in Chichester take the exit into Vinnetrow Road and proceed until you reach the roundabout. Take the first exit onto Lagness Road and continue on this road until you reach a left hand turning into Sefton Road and Stream Side Gardens can be found on your right.

