



Guide Price
£595,000
Freehold

4x  3x  1x 

Lion Road, Pagham, Bognor Regis, West
Sussex PO21

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Accommodation

GROUND FLOOR

Entrance Lobby

Cloakroom

Utility Room

Hallway

Kitchen : 16'8 x 8'10 (5.08m x 2.69m)

Lounge/Diner: 23'0 x 11'3 (7.02m x 3.43m)

Bedroom 2: 13'1 x 11'3 (3.99m x 3.43m)

En-Suite Shower Room

Bedroom 3: 13'0 x 11'11 (3.97m x 3.63m)

En-Suite Shower Room

Bedroom 4: 14'7 into recess x 11'4 (4.45m x 3.46m)

FIRST FLOOR

Galleried Landing

Bedroom 1: 20'3 x 12'9 up to fitted wardrobes (6.18m x 3.89m)

En-Suite Bathroom

OUTSIDE

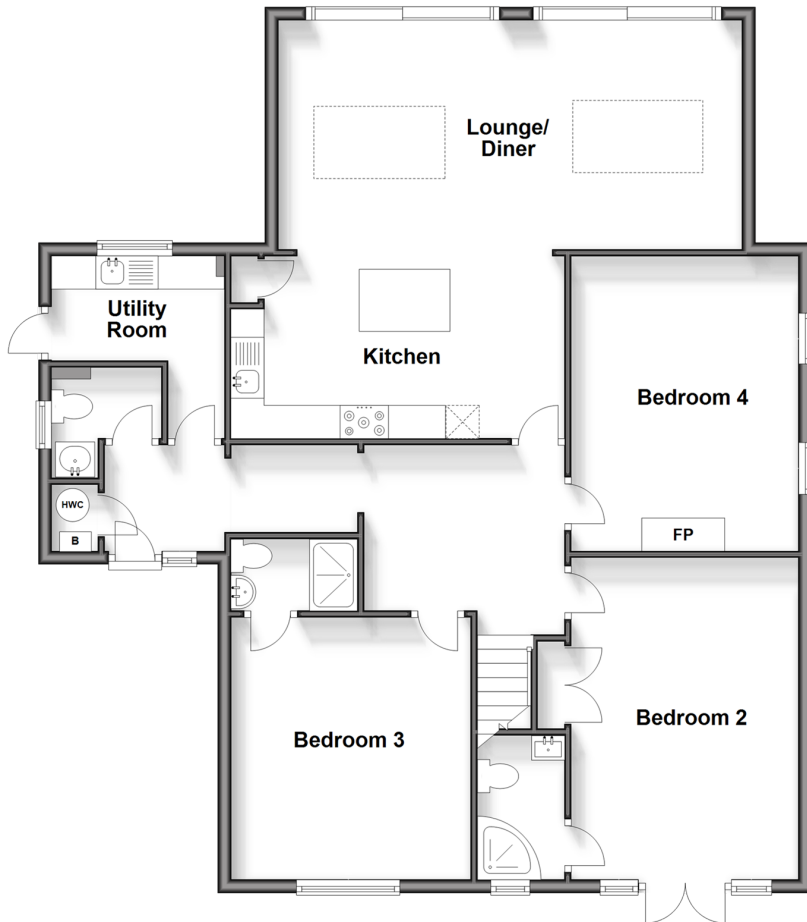
Front Garden

Off Street Parking

Rear Garden

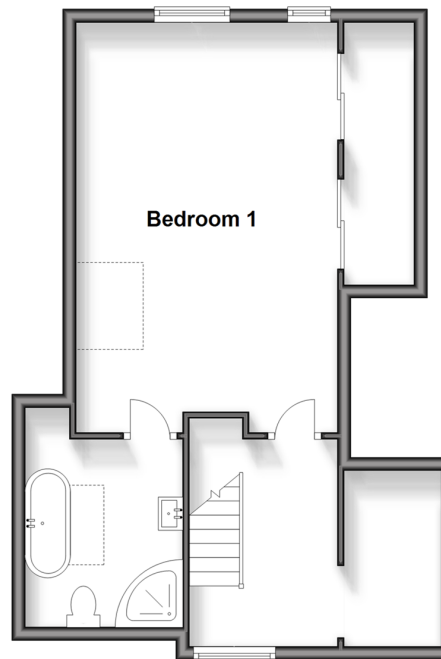
Ground Floor

Approx. 117.3 sq. metres (1262.3 sq. feet)



First Floor

Approx. 47.5 sq. metres (510.9 sq. feet)





Main features

- Substantial size plot with impressive rear garden
- Extensively renovated to include a new roof, re-wire, replaced heating and hot water system
- Extended to the rear and side
- Pre-approved planning permission for a detached bungalow in the rear garden
- Rear access to the new bungalow will be along Mill Park Road
- No forward chain



Nearest Schools

Primary Schools: Rose Green Junior School 0.4 miles, Nyewood CofE Junior School 1.7 miles, Southway Primary 1.9 miles. Secondary Schools: The Regis 2.0 miles, Arabesque School of Performing Arts 3.4 miles, Felpham Community College 3.4 miles.



Transport Information

Train Stations: Bognor Regis 2.5 miles, Chichester 4.0 miles, Barnham 5.3 miles



Address

Lion Road, Pagham, Bognor Regis, West Sussex PO21



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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