



62 The Causeway, Pagham

Guide Price £275,000

62 The Causeway

- Terraced House
- No Onward Chain
- Spacious Reception Room
- Three Bedrooms
- Rental Income of £1,450 pcm
- Rear Garden
- Garage
- Close to the Beach

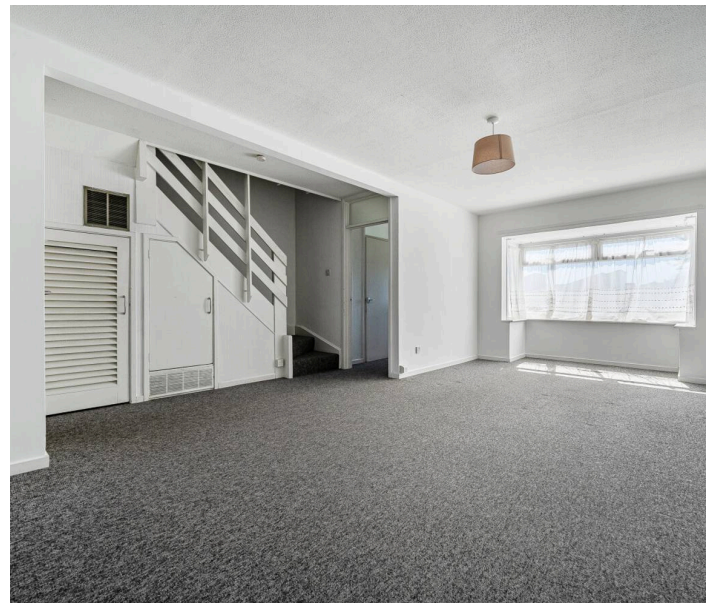
Presenting a charming 3-bedroom terraced house close to Pagham beach. The house has until now been tenanted, with a rental income of £1,450 pcm.

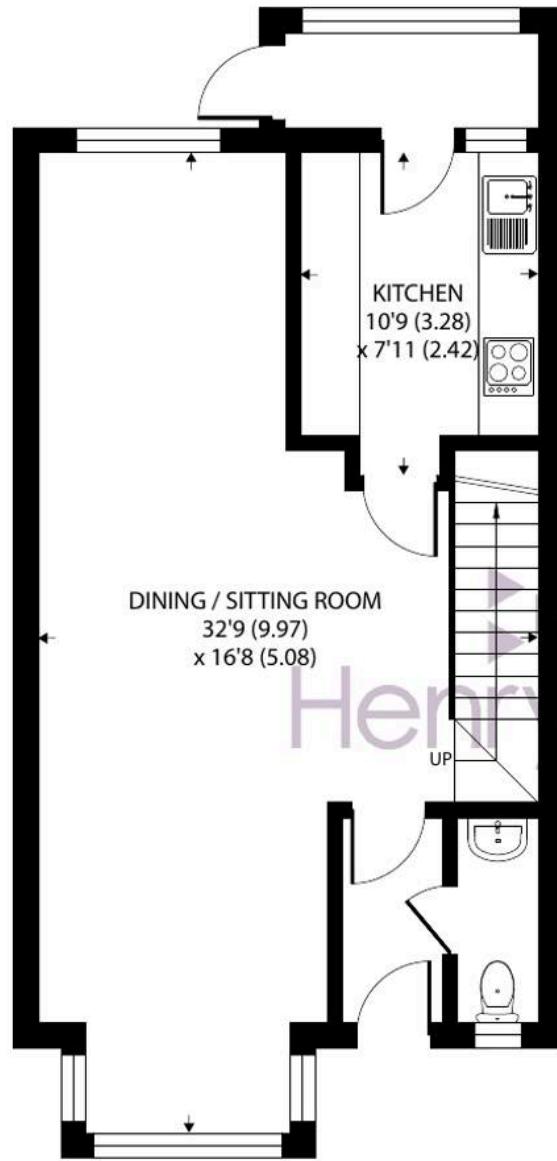
The front door opens to a small entrance hall with door to cloakroom and a door to the large reception room, a double aspect room with large windows to the front and rear. It has an open plan staircase with ample space for table and chairs and a hatch to the kitchen. The fitted kitchen has a range of wall and base units with door to a small conservatory room opening to the garden.

On the first floor are three bedrooms, two with double built-in wardrobes and a family bathroom.

The garden is mainly laid to lawn.

The house is available with no onward chain.





FIRST FLOOR

The Causeway, Bognor Regis

Approximate Area = 1029 sq ft / 95.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Henry Adams. REF: 1353810

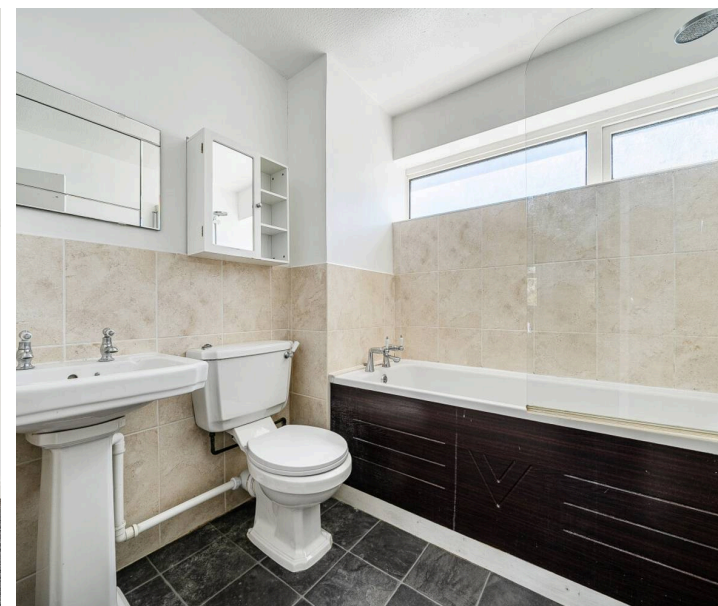
The coastal village of Pagham is located to the western side of Bognor Regis. It offers a number of local facilities including: dentists, opticians, convenience store and garage. A bus service passes along The Causeway and links Pagham to the nearby Bognor Regis town centre (about 4.5 miles), which offers a more comprehensive range of facilities including a rail link from Bognor Regis to London Victoria. The Cathedral city of Chichester can be found within 7.5 miles.

What3Words ///skips.marmalade.control

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.