33 Farmer Close, Pagham, Bognor Regis, West Sussex, PO21 4FB

£325,000

Freehold

FARNDELL ESTATE AGENTS















GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Nearly New Semi-Detached House built in 2022
- Excellent Condition Throughout and offered with NO FORWARD CHAIN
- Spacious Lounge/Diner
- Modern Kitchen with some Integrated Appliances
- 2 Double Bedrooms
- Modern Family Bathroom and Ground Floor Cloakroom
- uPVC Double Glazing and Gas Central Heating
- Southerly-Facing Rear Garden
- Private Driveway for 2 Cars
- Popular Summer Fields Location on the edge of Nyetimber and Pagham Villages

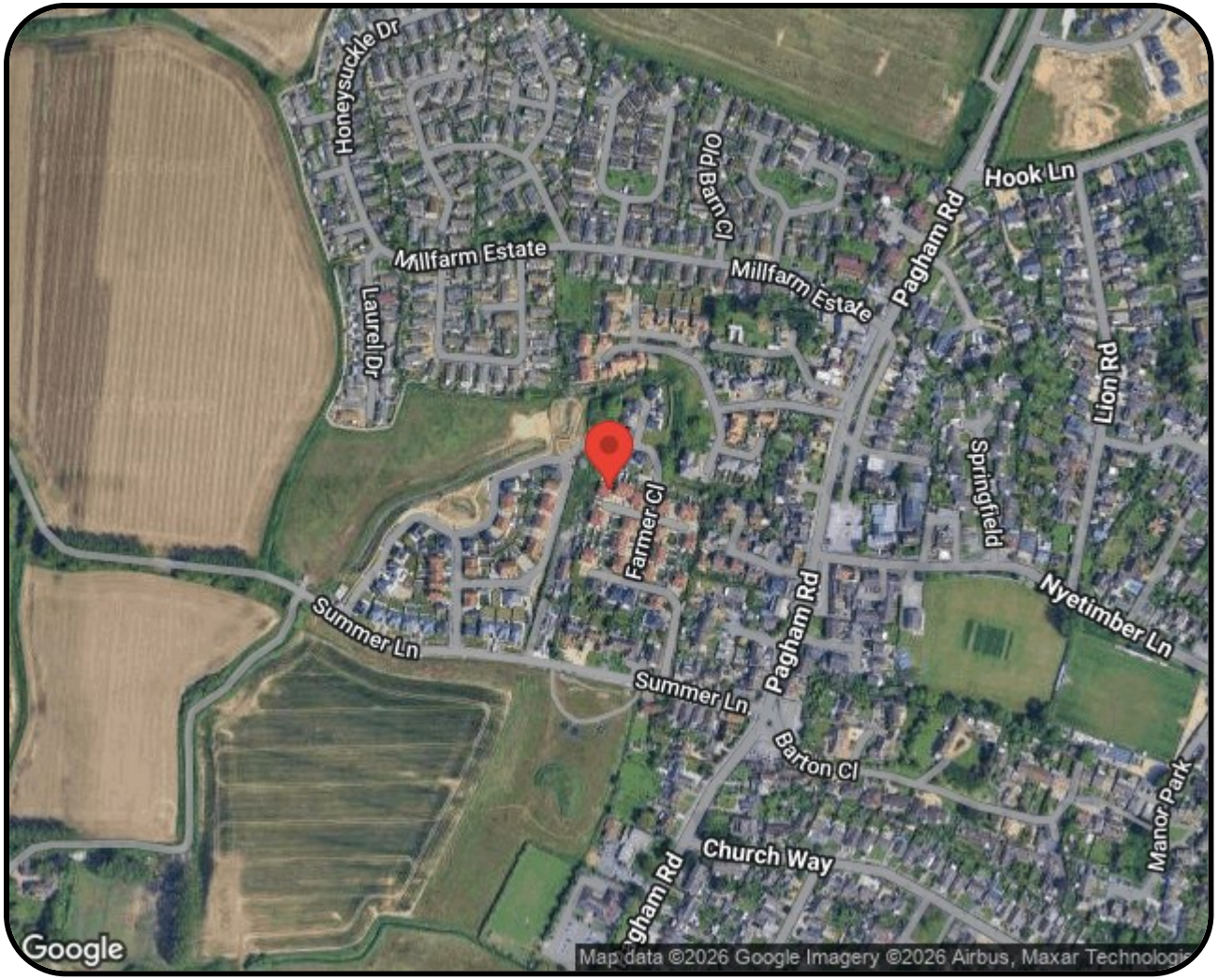


The following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

There is a charge for the estate which currently stands at £400.62 per year.







PLEASE NOTE: All dimensions are approximate and are quoted for guidance only. Floor plans are provided as a general guide and are not drawn to scale. The position of windows, doors and fittings may vary from those shown. References to appliances and/or services do not imply that they are in working order or fit for purpose.

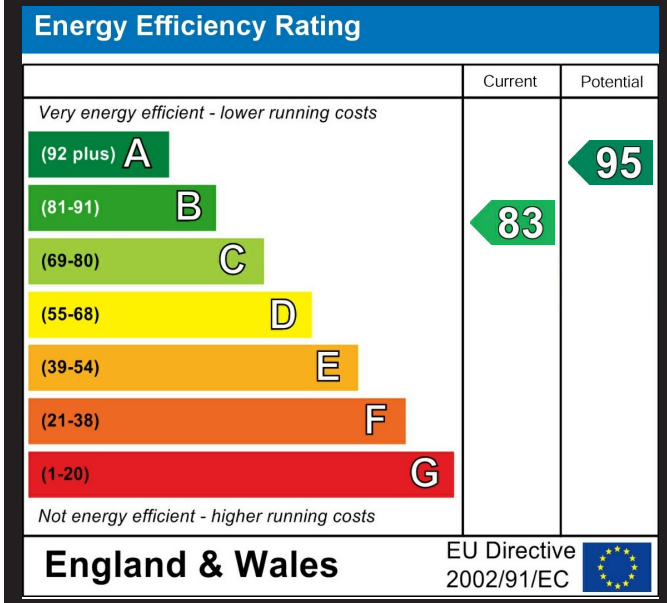
Prospective purchasers should ask their solicitor to confirm the freehold/leasehold status, fixtures and fittings, and any relevant planning permissions or building regulations approvals relating to extensions or alterations.

ANTI-MONEY LAUNDERING: In accordance with applicable Anti-Money Laundering legislation, we are required to undertake identity and Customer Due Diligence checks on parties involved in an agreed purchase. A fee of **£50 plus VAT (£60 including VAT) per property** is payable for these checks once a purchase has been agreed.

These particulars do not constitute, nor form part of, an offer or contract, nor may they be regarded as representations.

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79 Aldwick Road
Bognor Regis
West Sussex
PO21 2NW
01243 869991
sales@farndells.com
http://www.farndells.com



Council Tax Band D