



47 Pinehurst Park

Pagham, nr Aldwick, Bognor Regis, West Sussex PO21 3DX

**Michael
Cornish**

PROPERTY SALES & ACQUISITIONS



Wonderful beach nearby at Aldwick Bay

47 Pinehurst Park

Pagham, West Sussex

A spacious 4 bedroom detached bungalow, set well back on its plot, with a long driveway leading to the garage, and a very private rear garden with an excellent south facing aspect, located about a mile and half from Aldwick beach.



Chichester harbour and the South Downs

Property Features

Entrance Hall, Cloak Room/WC
Spacious Sitting/Dining Room
Conservatory
Superb Kitchen/Breakfast Room
Family Bathroom/WC
4 Bedrooms

Outside

Long driveway and parking
for numerous vehicles
Garage
Delightful front and rear gardens
sunny south facing rear aspect

Aldwick Bay nearby

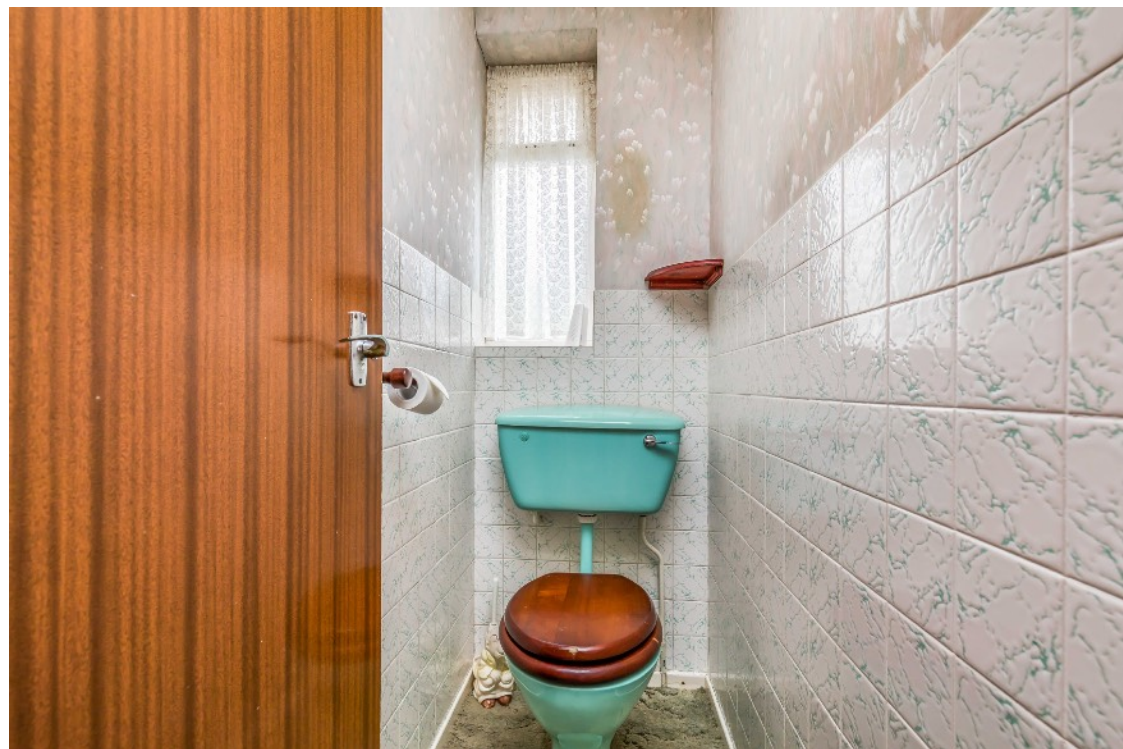


THE PROPERTY

47 Pinehurst Park is a spacious detached bungalow, which was built in 1973 and owned by the same family for 46yrs. There is an entrance hall with doors leading to four bedrooms and a bathroom/wc and cloakroom/wc. A door opens into the kitchen/breakfast room with a door to the side entrance. From the kitchen a door opens into the spacious sitting/dining room with doors opening into the conservatory with doors opening into the rear garden. The bungalow is in need of updating in some areas and has a gas field warm air central heating system, which needs upgrading, the layout of the accommodation is spacious with plenty of natural light and the property is set well back with its own drive and has a long private rear garden with a south facing aspect.









CHICHESTER, PAGHAM & ALDWICK BAY

Chichester is a highly desirable city with a magnificent Cathedral and today there is thriving community in the city and surrounding villages. The city was founded by the Romans during the first century AD and is steeped in history, with a number of archaeological remains from the Roman Conquest such as the tall defence walls, which now provide an interesting walk through the city. Much of the shopping centre is accessed through level pedestrianised areas, leading to the beautiful Chichester Cathedral founded in 1075. The octagonal Market Cross stands at the centre of Chichester and is believed to have been built in about 1501. Much of the city centre was built during the Georgian and Victorian eras and one of the most imposing buildings in the City today is the Georgian former Corn Exchange built in 1833. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats and there is a further 2 miles of walks beside the canal leading to both Chichester and Birdham Marinas.

About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a good variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. There's a wide choice of restaurants and independent shops and national chain stores including: M&S, Waitrose, Tesco and Sainsburys.

The beach at Aldwick Bay is within easy reach of the bungalow at Pagham and there are a variety of local shops and amenities at Aldwick Bay and Rose Green, with a more comprehensive selection of shops, restaurants and Supermarkets in Bognor Regis about a couple of miles.



SCHOOLS & TRAVEL COMMUNICATIONS

There's an excellent choice of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Westbourne House, Great Ballard, Chichester College, Slindon College, Winchester College and Lancing College, Portsmouth Grammar school. The renowned Pallant House Gallery and the Internationally renowned Festival Theatre are less than a mile from the city centre and further nearby amenities include: Westgate Sports Centre, Chichester Tennis Club, Cannons Health Club and Multiplex Cinema. The Kennels, Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 4 miles.

Chichester mainline rail station fastest links are to London Victoria approx. (95mins) and via Havant to London/ Waterloo approx. (95mins). The A27 provides good road access to Worthing, Brighton and Portsmouth. The A3 (M) motorway is about 11 miles west, connecting to the M25 Junction10 and central London/Westminster about (72 miles) and Airports at Heathrow (61miles), alternatively Gatwick via A27/A24 (45 miles). Southampton International Airport (33 miles) and Portsmouth (19 miles) and both Cities provide ferry services to the Isle of Wight, Channel Isles and Europe. All times are subject to change, distances are approximate.





GARDENS & GROUNDS

47 Pinehurst Park is tucked away in a peaceful location and approached over a long driveway, providing a parking area for numerous vehicles leading to a garage. The front garden features a neat level lawn and flower border with pathway to the front door at the side. To the rear of the bungalow there are two separate side entrances leading to a paved patio area and an extensive lawned area bordered hedges and close boarded timber fencing. There is an excellent degree of privacy and a wonderful outlook over a light wooded area beyond the delightful garden, which has a sunny south facing aspect.





Bosham opposite Dell Quay only about 2 miles from Chichester City and beyond The South Downs

COASTAL & COUNTRY PURSUITS

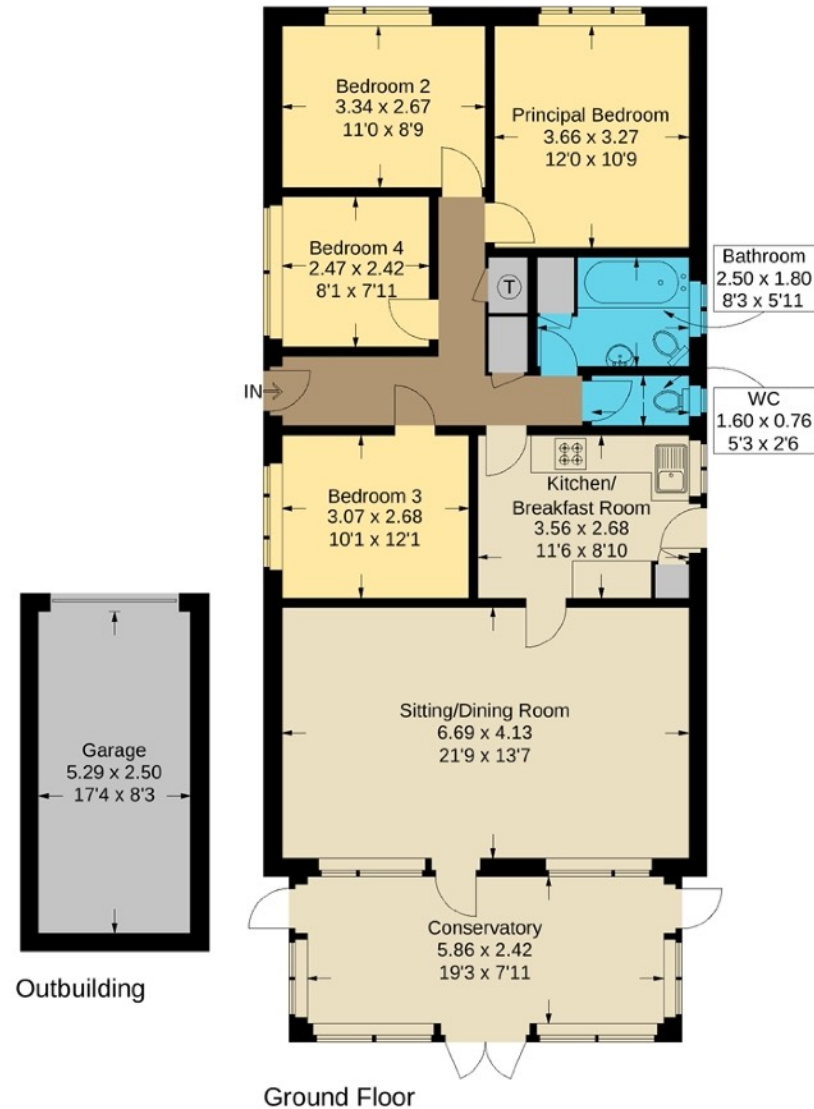
Chichester is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, with several thousand moorings, over 10,000 registered vessels and thousands of berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.

Pinehurst Park, Aldwick, Bognor Regis

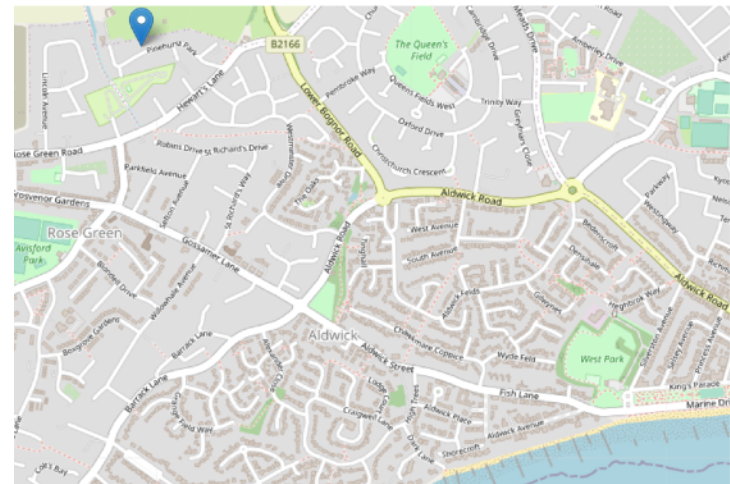
Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft

Outbuilding = 13.5 sq m / 145 sq ft

Total = 122 sq m / 1313 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



SERVICES:

Mains electricity, water, drainage and warm air gas central heating system.

LOCAL AUTHORITY:

Arun District Council: 01903 737500

EPC Rating: D

Brochure: April 2022

Viewings by Appointment

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Goodwood Racecourse



Chichester Marina



West Wittering

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