

Guide Price £275,000
Freehold

cubitt & west



**Mayfield Close, Nyetimber,
Bognor Regis, PO21 3PL**



- 2 double bedroom semi detached house
- Shared driveway leading to the garage
- Open plan kitchen/dining area
- Sought after location
- Sunny aspect rear garden

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Mayfield Close, Nyetimber, Bognor Regis, PO21 3PL

This property is tucked away along this sought after road in Nyetimber. With Rose Green and Nyetimber shopping parades so close by, this home is in a great position for those daily grocery trips.

The present owners moved in a few years ago and have put their own stamp on the property to include a new combination boiler. Just fire it up during the winter months and it will be warm and cosy.

As you walk into the property you will notice how much space it offers. Having a generous sized sunny aspect lounge, just imagine when friends and family pop over you can all sit and chat. Better still you can cook a meal and entertain them in the lovely kitchen and dining area.

Those of you who are green fingered will love the rear garden with its great aspect and space to grow a selection of flowers.

Having two double bedrooms on the first floor is ideal for a growing family, or if you are retired but still want the space when people visit.

The Cathedral City of Chichester and historic Arundel with its castle are just a few miles away and provide an array of unique shops and restaurants. There is also a mainline railway station in Bognor Regis with convenient access into London.

What the owner says...

"We moved back to England a few years ago from living in Spain. We had a few requirements when we were looking for a suitable home.

Parking and a quiet location were top of our list. Everything that we looked at was either too small or just too far away.

As soon as we walked into the property we immediately loved the hallway and how light it felt.

Once we saw the garden and the garage we knew it would be the perfect property for us. Over the last four years we have put our own stamp on the property and we hope the new buyers like what we have had done."

Accommodation

GROUND FLOOR

Hallway

Cloakroom

Lounge

14'0 x 12'9 (4.27m x 3.89m)

Dining Area

10'0 x 8'9 (3.05m x 2.67m)

Kitchen Area

9'0 x 8'9 (2.75m x 2.67m)

Conservatory

11'8 x 6'0 (3.56m x 1.83m)

FIRST FLOOR

Landing

Bedroom 1

12'4 x 10'5 (3.76m x 3.18m)

Bedroom 2

10'0 x 8'8 (3.05m x 2.64m)

Family Bathroom

OUTSIDE

Front Garden

Shared Driveway

Garage To the Rear

Rear Garden





Nearest Schools

Primary Schools: Rose Green Junior School 0.0 miles, Nyewood CofE Junior School 1.4 miles, Southway Primary 1.5 miles. Secondary Schools: The Regis 1.6 miles, Felpham Community College 3.1 miles, Arabesque School of Performing Arts 3.3 miles. Further Education: The Regis 1.6 miles, Chichester High School for Girls 3.7 miles



Transport Information

Train Stations: Bognor Regis 2.2 miles, Chichester 4.0 miles, Barnham 4.9 miles



Directions

For directions to this property please contact us.



Address

Mayfield Close, Nyetimber, Bognor Regis, PO21 3PL

Buying a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk



BOGNOR REGIS

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EPC RATING



CURRENT:

D(66)

POTENTIAL:

B(84)

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IN PEOPLE**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.
*Through our partnership with Homewise we can offer a simple 'Home For Life Plan' which will grant you a lifetime lease for your protection. This could enable you to reduce the price of your next property by up to 40%. You could increase your budget, raise money and/or clear debts.

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