

NYEWOOD LANE

Bognor Regis

West Sussex



£450,000 Freehold

A 6 bedroom, detached house offered for sale with no forward chain and in need of update and modernisation

FEATURES:

- Sitting room and formal dining room
- Fitted kitchen and breakfast room
- 4 first floor bedrooms and family bathroom with separate W.C
- 2 Further bedrooms on the second floor
- Detached garage and gated driveway
- Enclosed rear garden and further garden space to the side of the house
- Many original period features

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SITUATION

The property is situated on Nyewood Lane just a short walk to the beach and also conveniently located for local shops on Aldwick Road. The main town of Bognor Regis has further shopping facilities, a railway station and a sea front with promenade which stretches from West Bognor to Felpham. Both Arundel and Chichester are located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

78 Nyewood Lane is a detached home located in a popular road, close to all amenities. In need of modernisation, it offers a great opportunity to create a substantial family home. The open porch, with an original front door, opens into a spacious entrance hall. From here, doors lead to the sitting room, with fireplace and this has a pleasant outlook over the front garden; a formal dining room with a door into the rear garden and the breakfast room, which in turn opens into the kitchen. Outside there is a W.C. which is accessed from the side of the house. On the first floor, the master bedroom overlooks the front garden. It has a walk-in wardrobe and a door opening into bedroom 6, which could make a great nursery or dressing room. Bedrooms 2 and 5 are located at the back of the house, the latter having built-in wardrobes. The family bathroom and separate W.C are also accessed via the first floor landing and a secondary staircase leads to the top floor of the house where 2 further bedrooms can be found

The rear garden is enclosed by a range of mature trees and shrubs and there is a further section of garden at the side of the house. At the front of the house there is a driveway leading to the detached garage and a brick path to the front door. An internal inspection is advised to appreciate the space, original features and potential of this detached home.



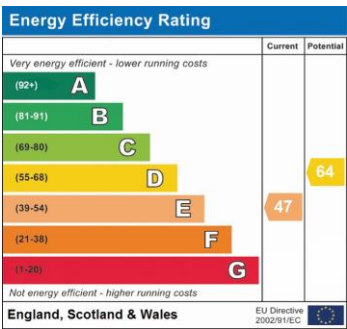
FLOOR PLAN:

Approximate Gross Internal Area = 204.3 sq m / 2199 sq ft
Outbuildings = 20.5 sq m / 221 sq ft
Total = 224.8 sq m / 2420 sq ft



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID1218291)



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