



Bell & Blake
SALES & LETTINGS

South Lodge, Nyetimber Mill, Pagham Road, Bognor Regis, West Sussex
PO21 3TQ

Guide Price £120,000

3 South Lodge, Nyetimber Mill, Pagham Road, Bognor Regis, West Sussex PO21 3TQ



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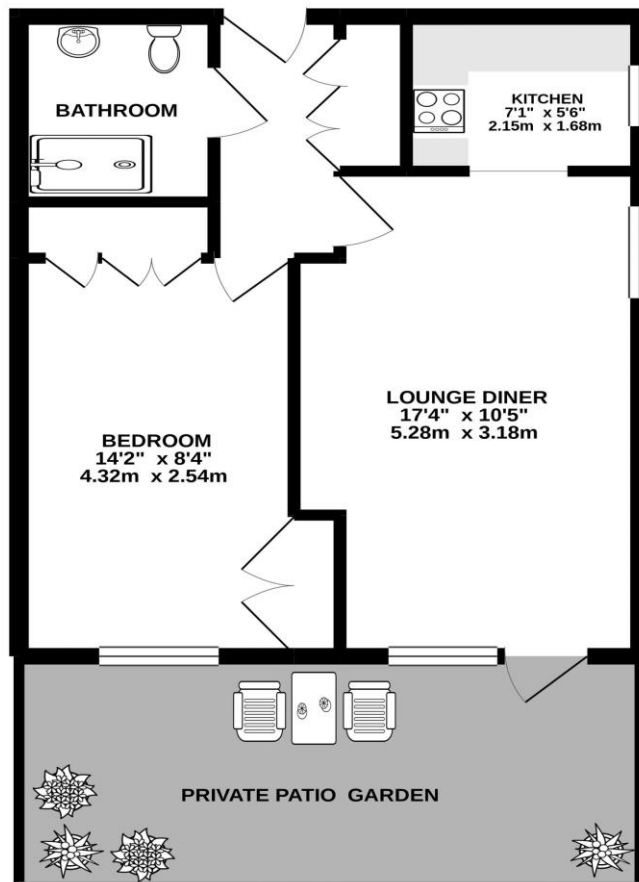
- › End terrace bungalow with private West facing patio garden
- › Over 55's Development in the heart of Nyetimber
- › Leasehold
- › One double bedroom with built-in wardrobes
- › Lounge diner
- › Fitted kitchen
- › Modern shower room
- › No forward chain

This Bungalow boasts its own private Westerly aspect rear garden! The accommodation briefly comprises one double bedroom with built-in wardrobes, fitted kitchen with window to the side, modern shower room, entrance hall with storage cupboard and loft access, upgraded electric heaters, fully double glazed, lounge diner with windows to the side and rear and door directly on to private patio garden and communal gardens. The property is in the Nyetimber Mill over 55's development and has use of all of the communal facilities and gardens including residents lounge, laundry room and on-site warden. The property is located within easy reach of local bus routes and is a short distance from local shops and restaurants. An internal viewing is essential to appreciate all the property has to offer. No forward chain.

Council Tax Band: A



GROUND FLOOR



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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		74

EU Directive 2002/91/EC

www.epc4u.com

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk