



Total Approx. Floor Area 1159 ft<sup>2</sup> ... 107.7 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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. Prepared by 1st Image 2025

Council Tax Band - A

Tenure: Permission to place a park home on a designated site is by written agreement, in accordance with the 1983 Act. The permitted length of the agreement can vary from site to site, and we therefore strongly recommend that you engage legal representation before committed to the purchase of a park home.

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At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

**Glyn-Jones**

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BOGNOR REGIS   EAST PRESTON   LITTLEHAMPTON   RUSTINGTON   WEST WORTHING

# 48 Honeysuckle Drive, Nyetimber West Sussex PO21 3PT £325,000



**Glyn-Jones & Company are delighted to offer for sale this immaculately presented and modernised park home, occupying a larger-than-average corner plot within a well-maintained development. This spacious property has been thoughtfully updated throughout and offers stylish, comfortable living ideal for residents over 40 years of age.**

Internally, the home boasts three well-proportioned bedrooms, a full-width lounge offering an abundance of natural light, and a separate dining room/conservatory with a new roof fitted in 2024, making it suitable for year-round use. The modern kitchen/breakfast room was refitted in 2023 and provides generous storage and preparation space, complemented by a separate utility room also updated in 2023. The principal bedroom benefits from an en-suite bathroom, and there is an additional separate shower room, both refurbished to a high standard in 2024.

The property has been fully modernised throughout and includes double glazing, gas-fired central heating, extensive built-in storage, a useful loft space and external insulation cladding.

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Externally, there are attractive raised seating areas with porcelain tiled flooring and durable aluminum railings, ensuring low maintenance and year-round usability. The stunning, fully enclosed gardens are a standout feature, offering several private seating areas, artificial lawn for easy upkeep, and access to a communal garden area through a private gate. Additional external features include a pre-fabricated shed with power and a new roof (2024), a second UPVC shed, outside water taps and power points on both sides, and recently installed fencing (2024).

Nyetimber is a charming village nestled within the Parish of Pagham. Rich in character and history, the village is famed for its delightful 16th and 18th-century pubs and proudly hosts the oldest Pram Race in the world—a truly unique local tradition. While peacefully situated inland, Nyetimber remains within easy walking distance of the stunning coastline and the neighbouring village of Pagham, home to a beautiful sea front, tranquil harbour, and an acclaimed nature reserve—perfect for nature lovers and scenic walks. Nyetimber offers a welcoming community atmosphere and a range of amenities, including convenience stores, a Post Office, a hairdresser, and more. Excellent transport links ensure easy access to nearby Bognor Regis, a classic British seaside town, and the Cathedral City of Chichester, known for its rich heritage and vibrant culture.

