



## **1 Hadlands, Barton Close**

Nyetimber | Bognor Regis | West Sussex | PO21 4AR

**Guide Price £950,000**  
**FREEHOLD**



# 1 Hadlands, Barton Close

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WH11000 - 03/25

## Features

- Superbly Proportioned Detached Single Storey Residence
- Impeccably Well Maintained Throughout
- 3 Bedrooms (Master With En-Suite)
- Incredibly Light & Airy Accommodation
- Highly Sought After Cul-de-Sac Setting
- Close To Amenities
- No Onward Chain
- 2,368 Sq Ft / 220 Sq M (including garage)

Occupying a highly sought after cul-de-sac position within a requested private residential setting, this impeccably well maintained and superbly proportioned detached single storey residence boasts incredibly light and airy accommodation and is offered For Sale with No Onward Chain. Barton Close is a truly delightful private estate setting situated in the heart of Nyetimber Village. The small estate gives a feel of a real English village scene with duck pond and well tended verges. At the end of Barton Close, the former Manor is reputed to date back to the 7th Century, thus providing the area with some wonderful history, while creating this unique haven enjoyed by the residents today.

The village of Nyetimber is situated on the Western fringe of Bognor Regis and retains a charming, village community feel, with three public houses, a hotel/restaurant, convenience stores and takeaway food outlets. The nearby beach and nature reserve at Pagham are close at hand, while regularly routed bus services provide an ease of access to the town centre and nearby city of Chichester.

The accommodation in brief comprises: entrance lobby, central hallway, cloakroom/wc, front aspect generous kitchen/dining room, rear aspect living room leading into a delightful sun room, additional versatile snug/sitting room, master bedroom with en-suite shower room, two further bedrooms and an additional bath/shower room.

The property also offers on-site parking for several vehicles via the block paved driveway, an attached double garage with utility area, double glazing and a gas heating system via radiators, along with an exceptionally well tended, fully enclosed Westerly rear garden with large workshop/store.

The double glazed front door with flank double glazed panelling opens into the entrance lobby with a useful fitted double cloaks storage cupboard and tiled flooring. A pair of glazed casement style doors in-turn lead through to the welcoming, central entrance hall, with built-in large airing cupboard housing the pressurised modern hot water cylinder and slatted shelving, access hatch to the loft space and an additional built-in storage cupboard.

A pair of glazed casement doors lead from the hallway to the main living room, a further glazed door leads to the kitchen, while additional doors lead from the hallway to the three bedrooms, bath/shower room and cloakroom, which boasts a close coupled wc, wash basin, tiled walls, tiled flooring and an obscure double glazed window to the front.







The kitchen/dining room is a good size and has been tastefully re-fitted to provide a comprehensive range of units and work surfaces with integrated appliances comprising: electric hob with hood over, eye level double oven, fridge and dishwasher, along with space for a dining table and chairs, tiled flooring, a double glazed feature bay window to the front, additional double glazed window to the front, door to the side into the attached garage/utility and an archway which leads through to the adjoining versatile snug/sitting room, which has tiled flooring and provides access into the rear garden via double glazed patio doors.

From the snug/sitting room a door leads to the adjacent living room, which has a feature fireplace with recessed fire, double glazed windows to both sides and double glazed French doors with flank double glazed panelling to the rear, leading into the superb pitched roof sun room with plastered ceiling with light-weight roof tiling and double glazed French doors providing access into the rear garden.

The master bedroom is positioned at the rear of the property and boasts built-in wardrobes, a double glazed window and double glazed patio doors to the rear, along with sliding door to the adjoining en-suite shower room, which has an oversize corner shower enclosure with fitted shower, 'his and hers' dual wash basins with storage under, close coupled wc, tiled walls and flooring and a double glazed window to the side.

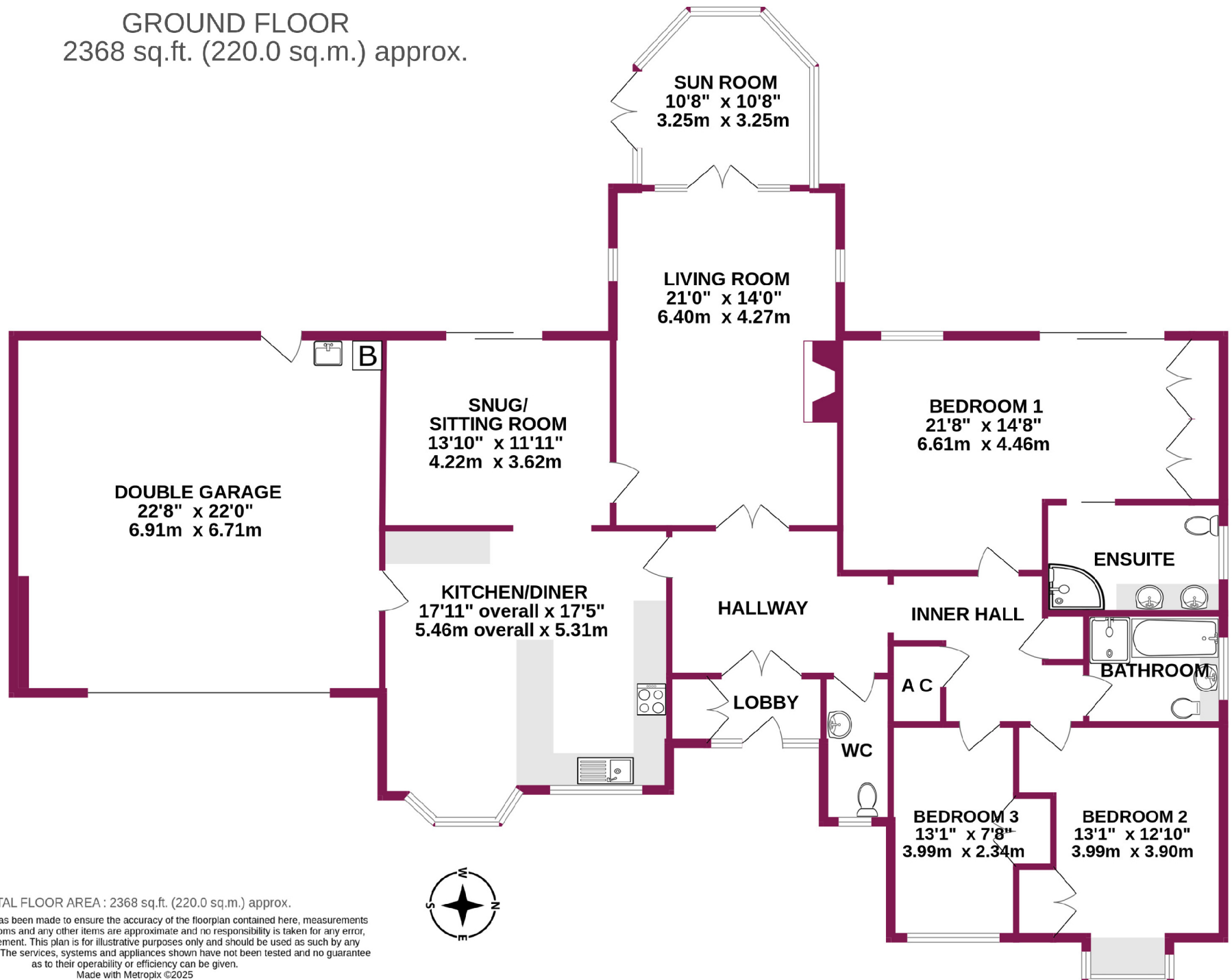
Bedrooms 2 and 3 are both front aspect rooms, both with built-in double wardrobes, with bedroom 2 benefiting from a square bay window to the front. In addition, the property offers a bath/shower room with shower enclosure with shower, bath, wash basin with storage under and adjacent enclosed cistern wc, tiled walls and flooring and a double glazed window to the side.

Externally, there is on-site parking at the front via the block paved driveway, with a wide pathway with gate leading to the rear. The pitched roof attached garage has tiled flooring, an electrically operated vertical sectional door, space and plumbing for a washing machine and dryer, space for a free-standing fridge/freezer, power, light, 'Butler' style sink unit, wall mounted gas boiler, water softener, wall mounted electric consumer unit and a double glazed door to the rear into the Westerly rear garden.





**GROUND FLOOR**  
2368 sq.ft. (220.0 sq.m.) approx.



TOTAL FLOOR AREA : 2368 sq.ft. (220.0 sq.m.) approx.

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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The Westerly rear garden is a real feature of this truly delightful home boasting a wide expanse of immaculately tended lawn, with established well stocked beds and borders, brick wall to the rear, mature hedgerow to the side, providing screening from neighbouring properties, gates to the side and rear, paved sun terrace, external lighting and large workshop/store with power and light.

**N.B This property is offer with No Onward Chain. An internal inspection is essential to fully appreciate the exceptional condition and size of accommodation on offer.**

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**Current EPC Rating: C (69)**

**Council Tax: Band G £3,676.61 p.a. (Arun District Council / Pagham 2024 - 2025)**



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.