



21 Manor Park

Nyetimber | Bognor Regis | West Sussex | PO21 3JS

Guide Price £450,000
FREEHOLD

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DI450 - 03/25

Features

- Extended Attached Mews Style House
- 4 Bedrooms (Master with En-Suite Bathroom)
- Open Plan 48' 5" Living/Dining/Sitting Room
- Garage & On-Site Parking
- NO ONWARD CHAIN
- 1,511 Sq Ft / 140.4 Sq M

Current EPC Rating: D (59)

Council Tax: Band E £2,823.01 p.a. (Arun District Council/Pagham 2025-2026)

Very first time to the market for this incredibly deceptive, attached, two storey Mews style residence which has been in the same ownership from new and is offered For Sale with No Onward Chain.

The accommodation in brief comprises entrance lobby, ground floor cloakroom/wc, extensive 48' 5" open plan living room with dining and sitting areas, kitchen/breakfast room, first floor landing, master bedroom with en-suite bathroom, three further bedrooms and second family bathroom.

The property also offers double glazing, a gas heating system via radiators, balcony, established well tended and well stocked rear garden, on-site parking at the front and garage in nearby block.

The double glazed front door leads into the entrance lobby with a double glazed window to the side, door into the main open plan living room and door to the ground floor cloakroom with wc, wash basin and double glazed window to the side.

The main open plan living/dining/sitting room is an extensive open plan space measuring 48' 5" in total width by 18' 10" depth in the dining area and 12' 9" depth in the sitting area. The room itself has a large double glazed window to the side in the dining area, three double glazed windows to the front, a carpeted easy-rise staircase to the first floor with useful under-stair storage cupboard, arched opening through to the kitchen and sliding double glazed door with flank double glazed panelling to the rear in the sitting area, providing access into the well tended garden, along with a feature fireplace.

The kitchen boasts an impressive range of fitted units and work surfaces, an inset 4 ring electric hob and dual burner gas hob with large hood over, eye level double oven/grill, space for a free-standing fridge/freezer, space for a table and chairs, a double glazed window to the rear and double glazed door to the side into the rear garden.

The first floor landing has an access hatch to the loft space and doors to the four bedrooms and family bathroom.





Bedroom 1 has a double glazed window to the front, range of fitted wardrobes and bedroom furniture and door to the adjoining good size en-suite bathroom, which boasts a coloured suite of bath with mixer tap/shower attachment and fitted shower screen, pedestal wash basin, close coupled wc, tiled walls, built-in double airing cupboard housing the lagged hot water cylinder and slatted shelving, along with a double glazed window to the rear.

Bedrooms 2 and 3 are both good size double rooms, with bedroom 2 having a double glazed window to the side and double glazed door to the front providing access onto a balcony over the lobby and cloakroom, while bedroom 3 has a double glazed window to the front. Bedroom 4 has a double glazed window to the side and fitted double wardrobe.

In addition, there is a second bathroom with coloured suite comprising bath with shower over and fitted shower screen, close coupled wc, wash basin, tiled walls, ladder style heated towel rail and double glazed window to the rear.

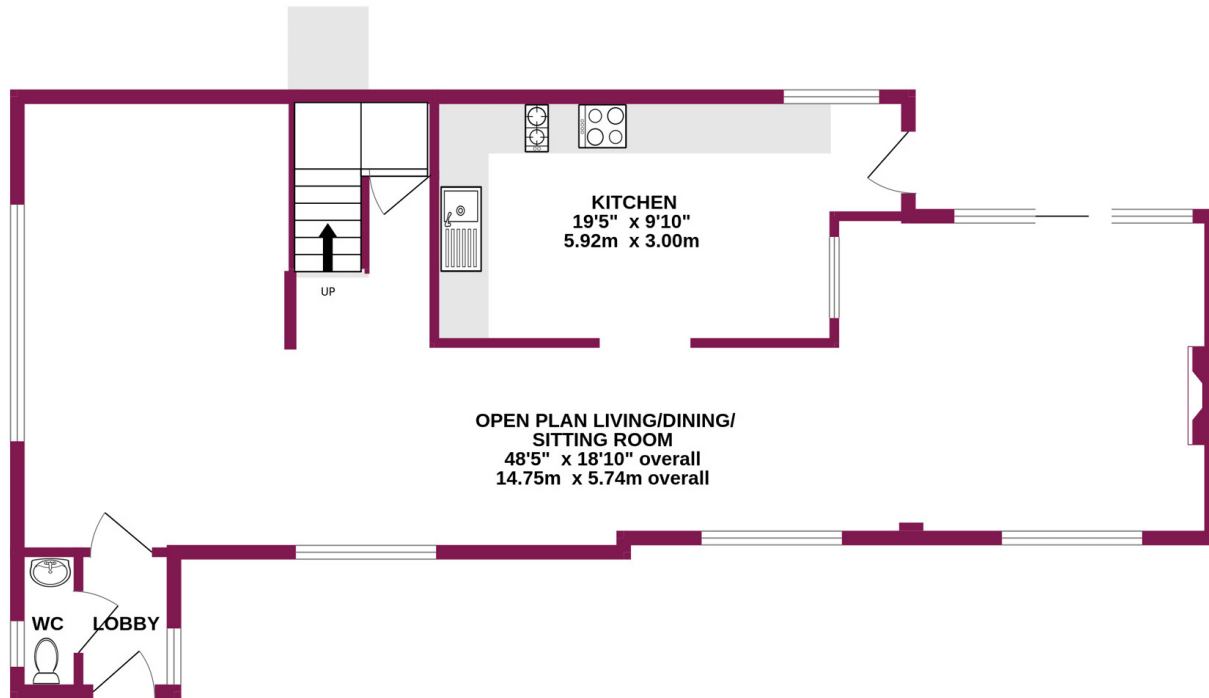
Externally, there is an open plan frontage laid to lawn with a crazy paved driveway providing on-site parking. The fully enclosed rear garden is a real feature with established well stocked beds and borders, crazy paved sun terrace, pond, shaped lawn and well tended trees and shrubs providing screening from neighbouring properties.

N.B. There is also a garage situated in nearby block.





GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.

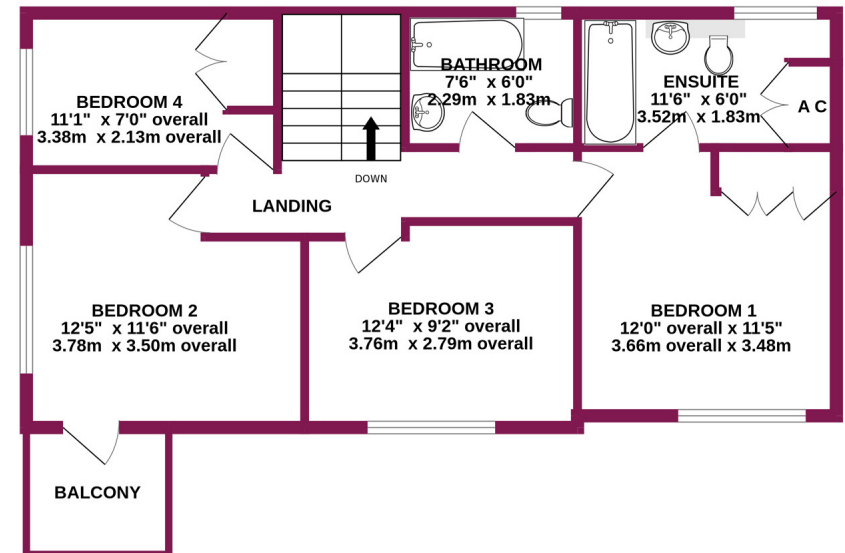


TOTAL FLOOR AREA : 1511 sq.ft. (140.4 sq.m.) approx.

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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1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



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