



16 Boleyn Drive

Nyetimber | Bognor Regis | West Sussex | PO21 3LG

Price £625,000

FREEHOLD

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AT625 - 05/25

Features

- **Detached 4 Bedroom House**
- **Adjoining 1 Bedroom Self Contained Annexe**
- **Tucked Away Position**
- **Generous Rear Garden**
- **On-site Parking & Detached Oversize Garage**
- **2,128 Sq Ft / 197.7 Sq M (Incl. Garage)**

Occupying a tucked away position, within the sought after 'Beckett Park' development, constructed by 'Gleeson Homes' in the 1990s, this detached family home boasts incredibly deceptive accommodation with four bedrooms, three reception rooms, kitchen/breakfast room, separate utility room, a ground floor cloakroom/wc, en-suite shower room to bedroom 1 and family bathroom, along with a large double glazed conservatory at the rear which joins the main house with an adjoining self contained annexe comprising hall, open plan living room with kitchenette, double bedroom and shower room.

The property also offers double glazing, a gas heating system via radiators, parking for several vehicles, a detached oversize garage and a generous fully enclosed rear garden which abuts the prestigious Aldwick Bay private estate.

Local amenities can be found within nearby Nyetimber village centre including four public houses, Tesco Express, Tea Room, etc, while regularly routed bus services are located in Nyetimber Lane, providing an ease of access to nearby Bognor Regis town centre and the historic city of Chichester.

A generous pitched roof storm porch protects the front door which leads into a central entrance hall with an easy-rise staircase to the first floor with window to the side over the half landing and large under-stair storage cupboard. Doors lead from the hallway to the kitchen, sitting room, dining room, versatile study/hobbies room and the ground floor cloakroom with wc and wash basin.

The kitchen is positioned at the front of the property and boasts a range of fitted units and work surfaces incorporating a breakfast bar, along with integrated appliances of 4 burner gas hob with hood over and oven under, concealed dishwasher and fridge/freezer, wall mounted gas boiler and window to the front. A door leads from the kitchen to the adjoining separate utility room with further work surfaces and fitted units, space and plumbing for a washing machine and dryer and a double glazed door to the side leading out to the block paved forecourt.

The sitting room is at the rear of the property with a feature fireplace, window to the rear and sliding patio door providing access into the conservatory. Double doors from the sitting room lead into the adjacent dining room which has a window to the rear.

The generous double glazed conservatory provides access into the rear garden via French doors to the rear and a door to the side leading out to the sun terrace. In addition, the ground floor offers a highly versatile third reception room with a window to the front, which could be utilised as a study/home office/hobbies room or further bedroom if desired.





The first floor boasts a generous landing with access hatch to the loft space and built-in double fronted airing cupboard housing the hot water cylinder. Doors from the landing lead to the four bedrooms and the family bathroom.

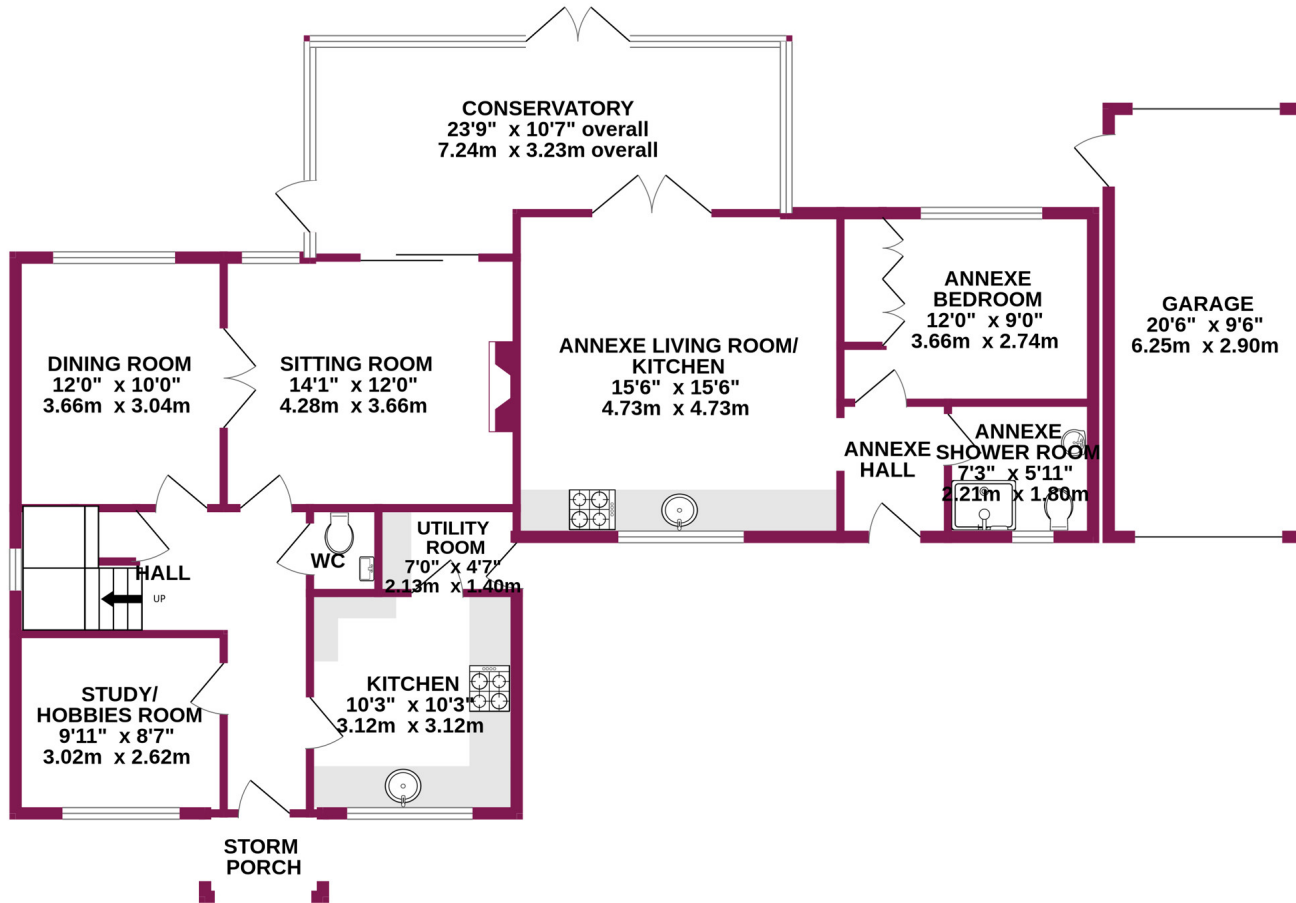
Bedrooms 1 and 2 are both positioned at the rear of the property with bedroom 1 boasting two windows to the rear and fitted wardrobes to one wall, while bedroom 2 has a window to the rear and built-in double wardrobe. A door from Bedroom 1 leads into the adjoining en-suite shower room which has a window to the side and suite of shower enclosure with fitted shower, wash basin and enclosed cistern wc. Bedrooms 3 and 4 both have windows to the front. The family bathroom has a window to the front, bath with shower over, wash basin set into surround and close coupled wc.

Annexe:- The annexe has it's own private front door leading into a hallway with an archway to the open plan living room/kitchen and doors to the bedroom and shower room. The annexe living room is of a good size with a window to the front and a range of fitted units and work surfaces to one wall with a 4 burner gas hob with hood over and oven under, integrated concealed dishwasher and under-counter fridge, along with a wall mounted gas combination boiler and French doors providing access into the generous conservatory at the rear, which in-turn provides access into the main house and rear garden. Positioned at the rear of the annexe is the double bedroom with a window to the rear and fitted bedroom furniture incorporating wardrobes and over bed wall mounted storage cupboards. The annexe shower room has a window to the front, shower enclosure with fitted shower, pedestal wash basin, close coupled wc and heated towel rail.

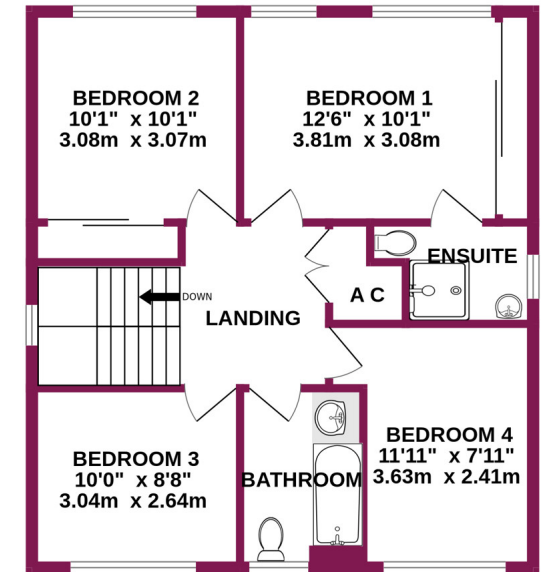
Externally, there is a generous block paved frontage providing on-site parking for several vehicles, along with an oversize detached pitched roof garage with vertical door at the front, an up and over door at the rear leading into the rear garden, door to the side, power and light. The generous rear garden measures 67' width x 50' depth (to the rear of the house) and is laid to lawn with paved sun terraces and path to the side with gate to the front.



GROUND FLOOR
1490 sq.ft. (138.5 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 2128 sq.ft. (197.7 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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Current EPC Rating: Main House: C (70) Annexe: D (61) **Council Tax:** Main House: Band F £3, 336.30 & Annexe: Band A £1,539.83 (Arun District Council/Pagham 2025 - 2026)



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