

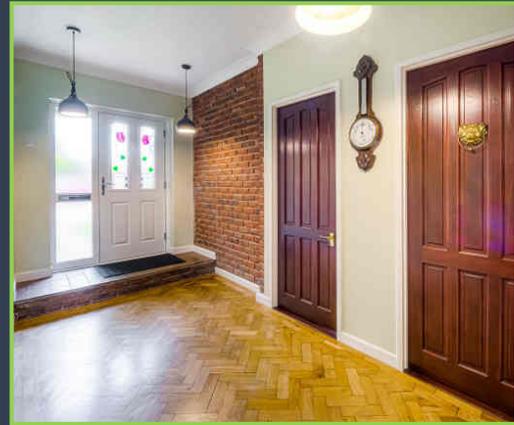


Olive House  
Priors Way  
Nyetimber  
PO21 3JU



01243 940940 | [barnham@pegasusproperties.co.uk](mailto:barnham@pegasusproperties.co.uk)  
[www.pegasusproperties.co.uk](http://www.pegasusproperties.co.uk)





6 Bedroom Detached Bungalow  
£875,000 Freehold

## Floor Plan:

- Stunning detached bungalow
- Exquisite grounds
- Situated at the end of a private road
- Turn key condition
- 6 bedrooms
- 4 bath/shower rooms
- Versatile accommodation
- Annexe/office space



Total Area: 2506 ft<sup>2</sup> ... 232.8 m<sup>2</sup> (Includes Annexe & Storage)

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 error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jm 2024















## The Property:

A beautifully presented six-bedroom detached bungalow, located in an enviable position within the heart of the pretty coastal village of Nyetimber.

This beautiful home boasts almost 2,000 sq.ft of accommodation, comprising a large entrance hall, five good size bedrooms with two offering en-suite facilities, sitting room, garden room, modern well-appointed kitchen/breakfast room, utility, study area, dining room and shower room.

Olive House is set in the middle of almost a third an acre of delightfully private and peaceful grounds with beautiful planting all around.

To the front is a driveway offering a large amount of parking and giving access to the annexe which serves a multitude of uses as well as boasting a kitchen and shower facilities.

## The Location:

Nyetimber sits just 6 miles to the south of Chichester. Everyday needs are well-catered for by the local shops and post office, and there is a good selection of family-friendly and well-regarded country-style gastro pubs and hotels.

Pagham Beach is about 1 mile away and has a Yacht Club, a café and entertainments as well as a large and popular bird sanctuary. Windsurfing and snorkelling are popular pastimes at this large shingle seafront. Pagham itself has the historic 7th Century Church of St Thomas a' Becket, believed to have been built by the Saxons.

Nearby towns of Arundel, Chichester and Brighton offer a more comprehensive display of shops restaurants and bars. There are plenty of leisure activities on your doorstep, many of them being sea based including sailing, windsurfing and kayaking from various beaches and sailing clubs along the south coast. To the north, lies the rich unspoilt countryside of the South Downs National Park criss-crossed with many footpaths and bridle paths providing opportunities for walking and mountain biking.

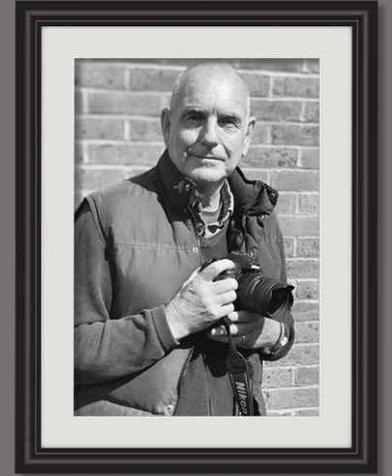
Goodwood also provides facilities including its internationally known racecourse, golf course, country club and airfield. It also plays host to the annual Festival of Speed and the Revival of its historic motor circuit.

### Property Information

**Services:** Mains gas, electricity, water and drainage. Broadband available

**Council Tax:** Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band E

# Welcome to Pegasus Properties



## About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.

Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend ( and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E

## Traditional Values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



## Professional Service

You only get one chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.



## Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UK's major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.



# Your local Property Professional



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