



86 Nyetimber Lane | Rose Green | Bognor Regis | West Sussex | PO21 3HL

Guide Price £550,000 | Freehold

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JUST BUNGALOWS

86 Nyetimber Lane

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- **Incredibly Deceptive Single Storey Residence**
- **3 Double Bedrooms**
- **Kitchen/Breakfast Room & Utility Room**
- **Living Room, Dining Room & Conservatory**
- **Bathroom & Shower Room (2 w.c.s)**
- **Extensive Plot of 0.2 of an acre**
- **Double Glazing & GFCH (Radiators)**
- **No Onward Chain**
- **1315.8 Sq Ft / 122.2 Sq M (incl. garage)**

Set back from the road in an extensive plot of 0.2 of an acre, this older style detached single storey residence has been sympathetically extended throughout the years to provide a real sense of space within the deceptively spacious accommodation which comprises porch, hallway, kitchen/breakfast room, separate utility room, dining room flowing through to an open plan living room at the rear which in-turn leads to a generous sun room/conservatory, three double bedrooms, bathroom & separate shower room.

The property also offers double glazing, a gas heating system via radiators, on-site parking, garage and a delightful well tended large established rear garden.

The property is situated close to amenities in Rose Green including Doctors surgery, infant and junior schools.

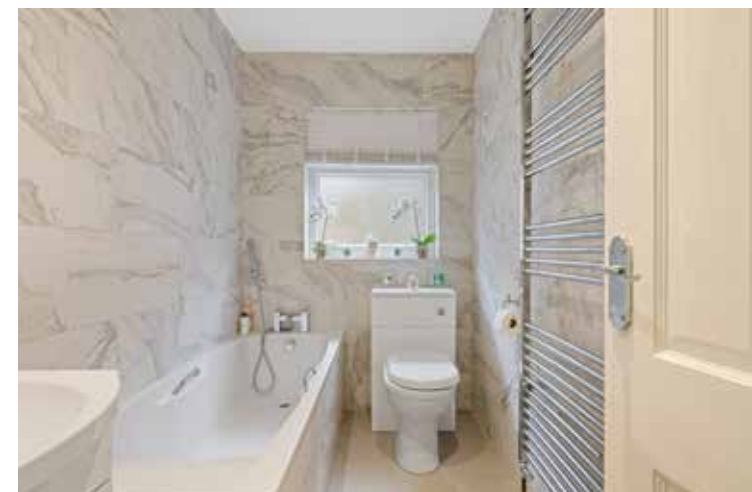
A double glazed front door leads into the porch where an inner double door opens into a welcoming entrance hall with wood effect flooring and fitted cupboard along with an access hatch to the loft space which houses the gas boiler. Modern panel doors lead from the hallway to the kitchen/breakfast, 3 double bedrooms, shower room and bathroom while a part glazed door leads into the dining room.

The dining room is of a good size with window to the side and flows through to the generous living room which has an exposed brick decorative fireplace with tiled hearth, high level natural light window to one side, patio doors to the other side providing access into the rear garden and French doors with flank panelling to the rear leading into the highly versatile conservatory/sun room with insulated pitched roof, two radiators and also provides access into the rear garden via large French doors to the side.

The kitchen/breakfast room has been tastefully refitted and boasts a range of fitted units and work surfaces, integrated 4 ring electric hob with hood over, eye level double oven/grill, fridge/freezer and double fronted built-in airing cupboard housing the hot water cylinder, along with French doors to the rear providing access into the rear garden and window and door to the side into the adjoining utility room which has fitted work surfaces and units, space and plumbing for a washing machine, dishwasher, dryer and additional appliance along with doors to the front and door and window to the rear.

Bedrooms 1 & 2 are positioned at the front of the property with bedroom 1 benefiting from floor to ceiling, fitted wardrobes to one wall. Bedroom 3 is also a double room and has fitted wardrobes, shelving and cupboard providing access into the garden.



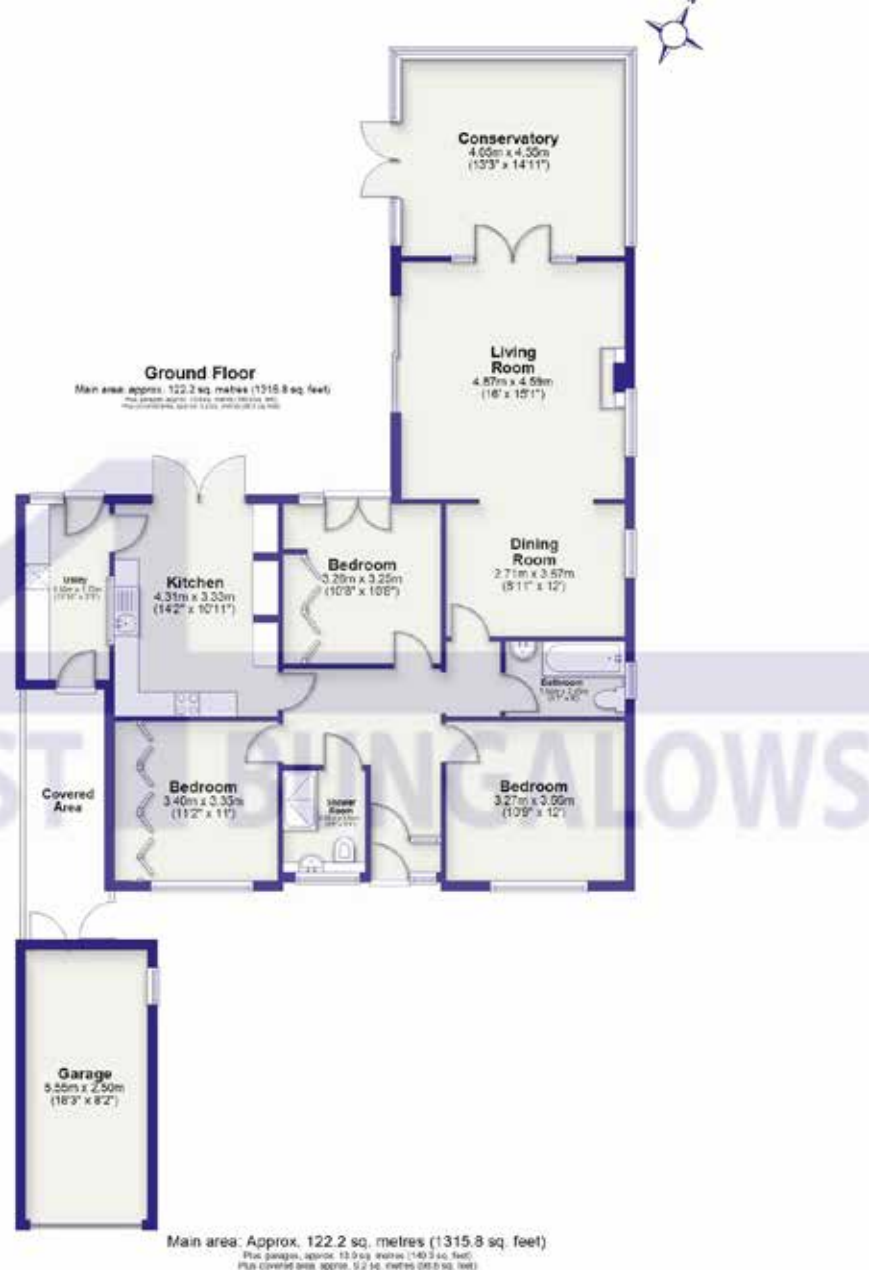


The bathroom boasts a white suite of both mixer tap/shower attachment, enclosed cistern w.c, wash basin with storage under, ladder style heated towel rail and window to the side. In addition there is a separate shower room with shower enclosure with electric shower, wash basin with storage under and adjacent enclosed cistern w.c, ladder style towel rail and window to the front.

Externally, the property provides on-site parking for 3 - 4 vehicles on the well screened frontage along with a detached garage. The rear garden is a real feature of this deceptive home boasting a generous paved terrace, well stocked established beds and borders, a large lawn, greenhouse, timber shed, raised vegetable path and additional sun terrace.

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Current EPC Rating: D (58)

Council Tax: Band E (£2816.58 p.a Arun District Council / Aldwick 2025 - 2026)

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.