





## Martins Cottage, Summer Lane, Pagham

A beautifully presented Grade II listed thatched cottage situated in the heart of Nyetimber village.

 2       2       1       N/A

- ▶ **Character Thatched Cottage**
- ▶ **Grade II Listed**
- ▶ **Exposed Beams Throughout**
- ▶ **Two Double Bedrooms**
- ▶ **Gas Fired Central Heating**
- ▶ **Village Location**
- ▶ **Sitting Room with Inglenook Fireplace**
- ▶ **Dining Area and Kitchen**
- ▶ **Ground Floor Bathroom**
- ▶ **Southerly Aspect Garden**

This wonderful semi-detached cottage exudes charm and character throughout, including an impressive Inglenook fireplace and exposed timber beams throughout.

The accommodation briefly comprises, stable door to entrance lobby, door to useful enclosed lean-to, dual aspect sitting room with stairs to first floor, dining area leading to the kitchen, which overlooks the garden, inner hallway with storage cupboard and door to the ground floor bathroom with free-standing Victorian style bath and WC.

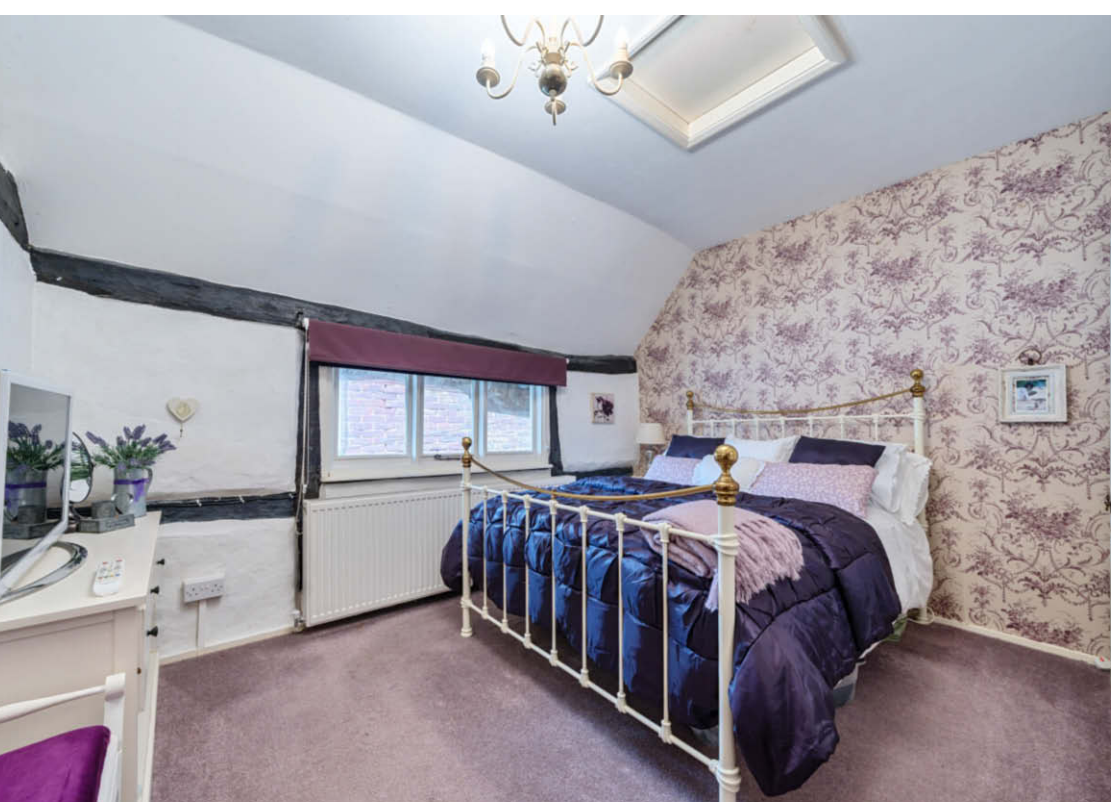
The first floor comprises landing with eaves storage, two double bedrooms with bedroom one having eaves storage and fitted wardrobes.

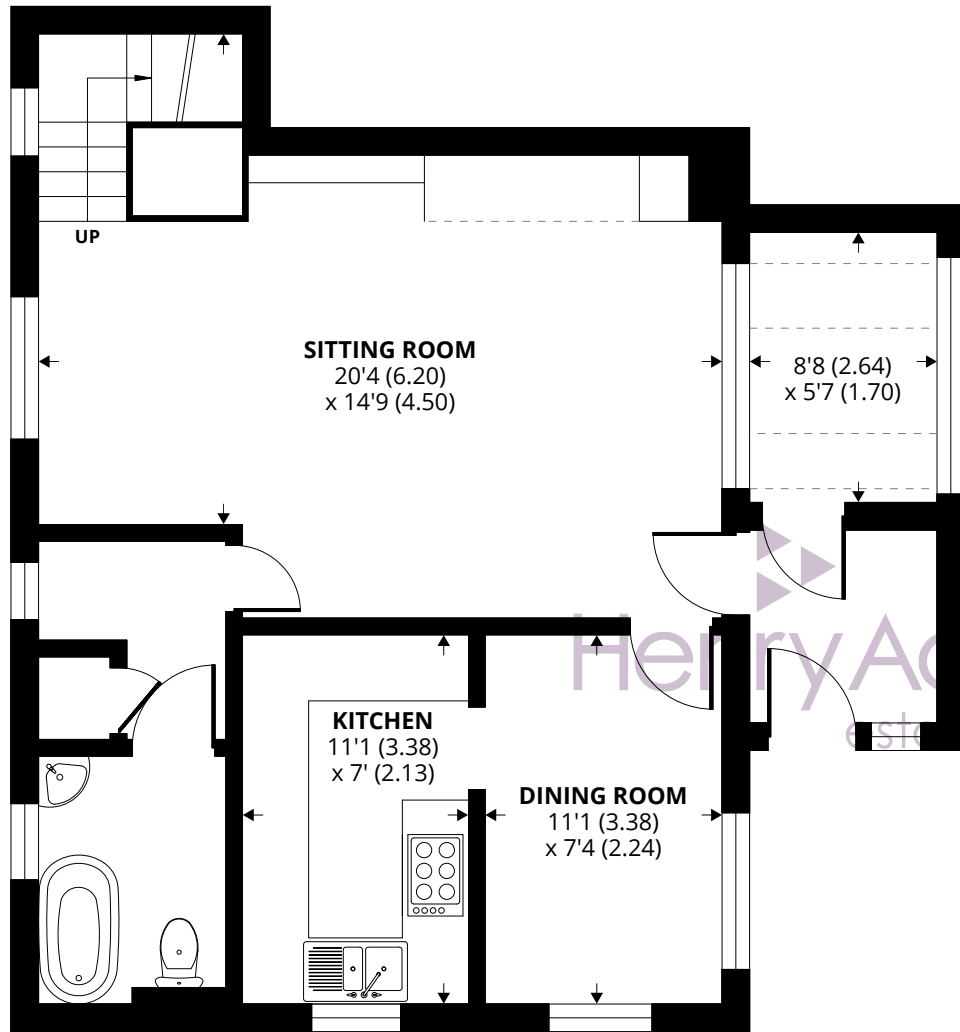
Outside, the country style garden is accessed via a wrought iron gate, enclosed by flint walls, grassed area, summer house and timber shed.

Council Tax Band: D

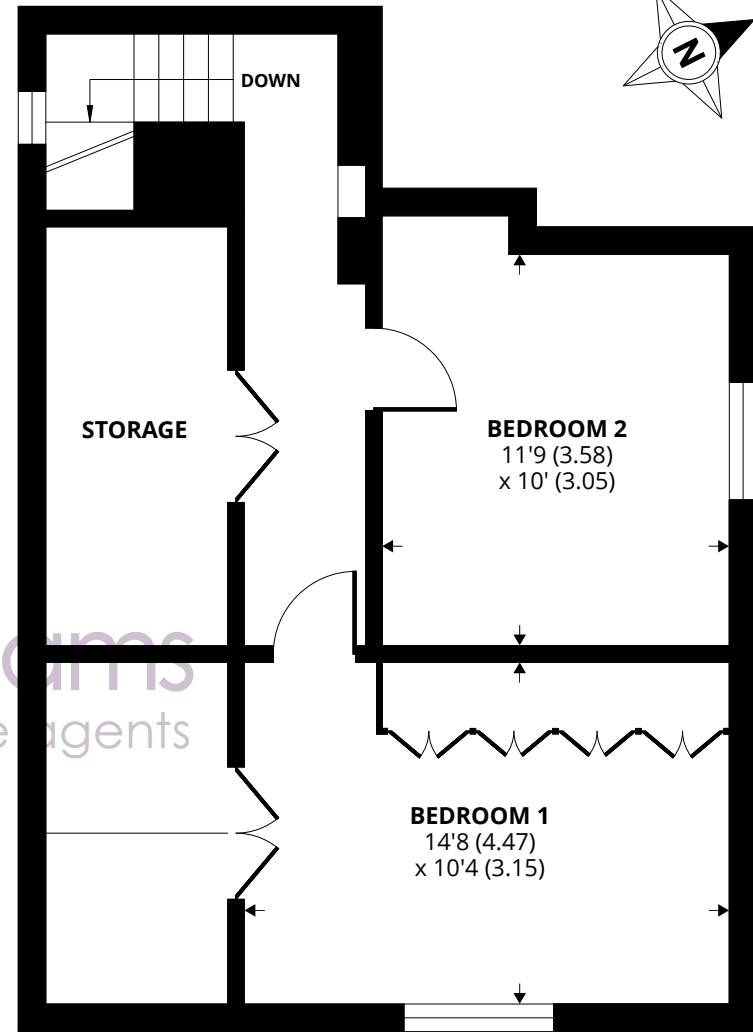








**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 1185 sq ft / 110 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The cottage is situated in the sought-after village of Nyetimber, with easy access to Pagham beach and Nature Reserve. There is a local shopping parade with a variety of cafes, award winning pubs and restaurants nearby, as well as Pagham Yacht Club. The village of Nyetimber also offers a variety of convenience shops and popular pubs. Bus services pass nearby that give access to the seaside town of Bognor Regis and the Cathedral City of Chichester with train links direct to London Victoria and the A27 provides easy access across the Coast to Brighton to the east and Southampton to the west.

What3Words ///duet.sneezing.marching

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