



27 Spinnaker View, Nyetimber

Immaculately presented home situated on the 'Harbour Reach' development in Nyetimber. Ideal Starter Home or Buy to Let.



- ▶ End of Terrace House
- ▶ Open Plan Sitting/Dining Room
- ▶ Two Double Bedrooms with Wardrobes
- ▶ Landscaped Garden
- ▶ Underfloor Heating on the Ground Floor
- ▶ Modern Fitted Kitchen
- ▶ Contemporary Family Bathroom
- ▶ Two Allocated Parking Spaces

This immaculately presented two bedroom end of terrace house in desirable location in Pagham, offers a modern and welcoming space.

The ground floor has underfloor heating, the hallway leads to a downstairs WC, stylish kitchen with high gloss white units and black countertops with integrated oven, combi microwave and Induction hob, and a bright sitting/dining room with patio doors, hard flooring and under stairs storage.

Moving upstairs, you will find two generous sized bedrooms with ample natural light and wardrobe storage. The bathroom is fitted with a contemporary white suite with a 'T' shaped bath and shower over and fully tiled.

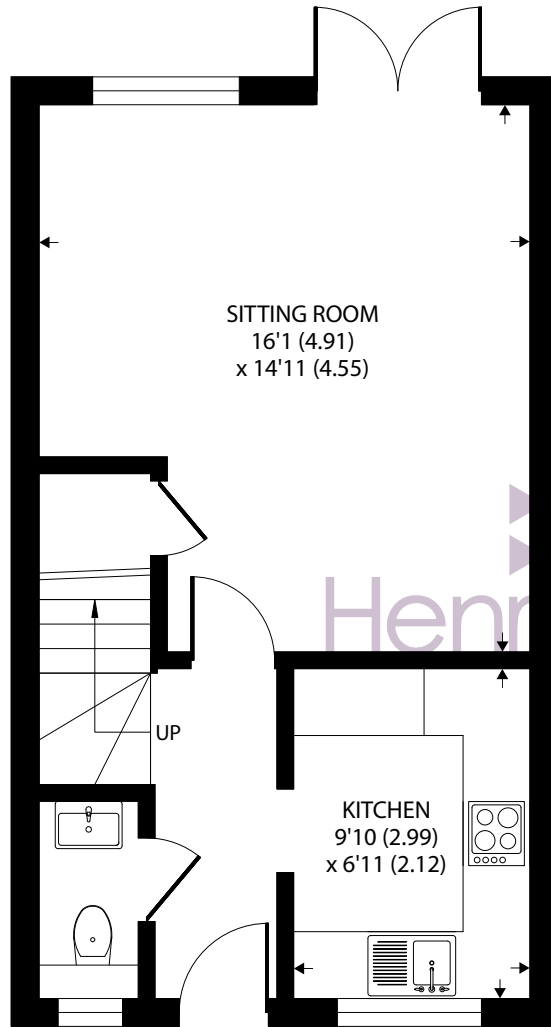
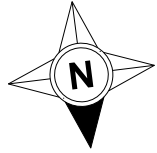
The property also boasts a garden accessible through patio doors from the living area, with a patio and grass lawn enclosed by brick wall and fence boundaries and a gate for side access.

Additionally, there are two allocated parking spaces, making this home both beautiful and practical.

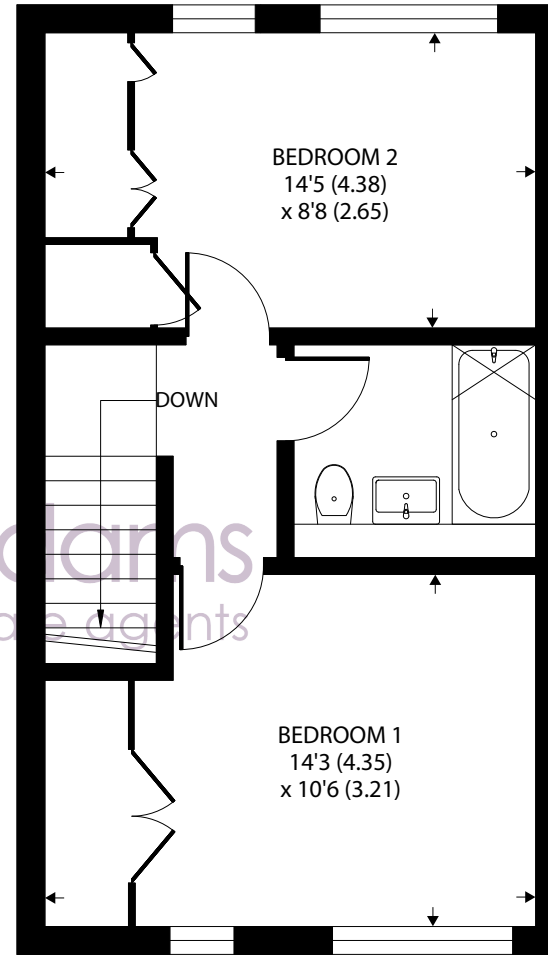
Estate Management Charge: We understand the estate management charge is £33 per month.

Note: In accordance with the provisions of the Estate Agents Act 1979, we confirm that the vendor of this property is an employee of Henry Adams LLP.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 760 sq ft / 70.6 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 village of Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. It offers a range of local amenities including a Tesco Express convenience store, post office, newsagent and a number of public houses. Infants and juniors school can be found at the nearby village of Rose Green, as well as further local shops and facilities. A regular bus service links the village to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

What3Words ///executive.crowns.congas

Council Tax Band: C

23/07/24

