



4 Fletcher Close, Nyetimber

A two double bedroom semi-detached bungalow located in a quiet cul-de-sac.



- ▶ **Refurbished Semi-detached Bungalow**
- ▶ **Modern Refitted Kitchen with access to Conservatory**
- ▶ **Modern Shower Room with WC**
- ▶ **Detached Single Garage**
- ▶ **Sitting Room with access to Conservatory**
- ▶ **Two Double Bedrooms**
- ▶ **Secluded Well Tended Rear Garden**
- ▶ **Driveway providing Ample Parking**

This property has been refurbished to a high standard by the current owners.

The property has gas fired central heating with new radiators and recently installed double glazing.

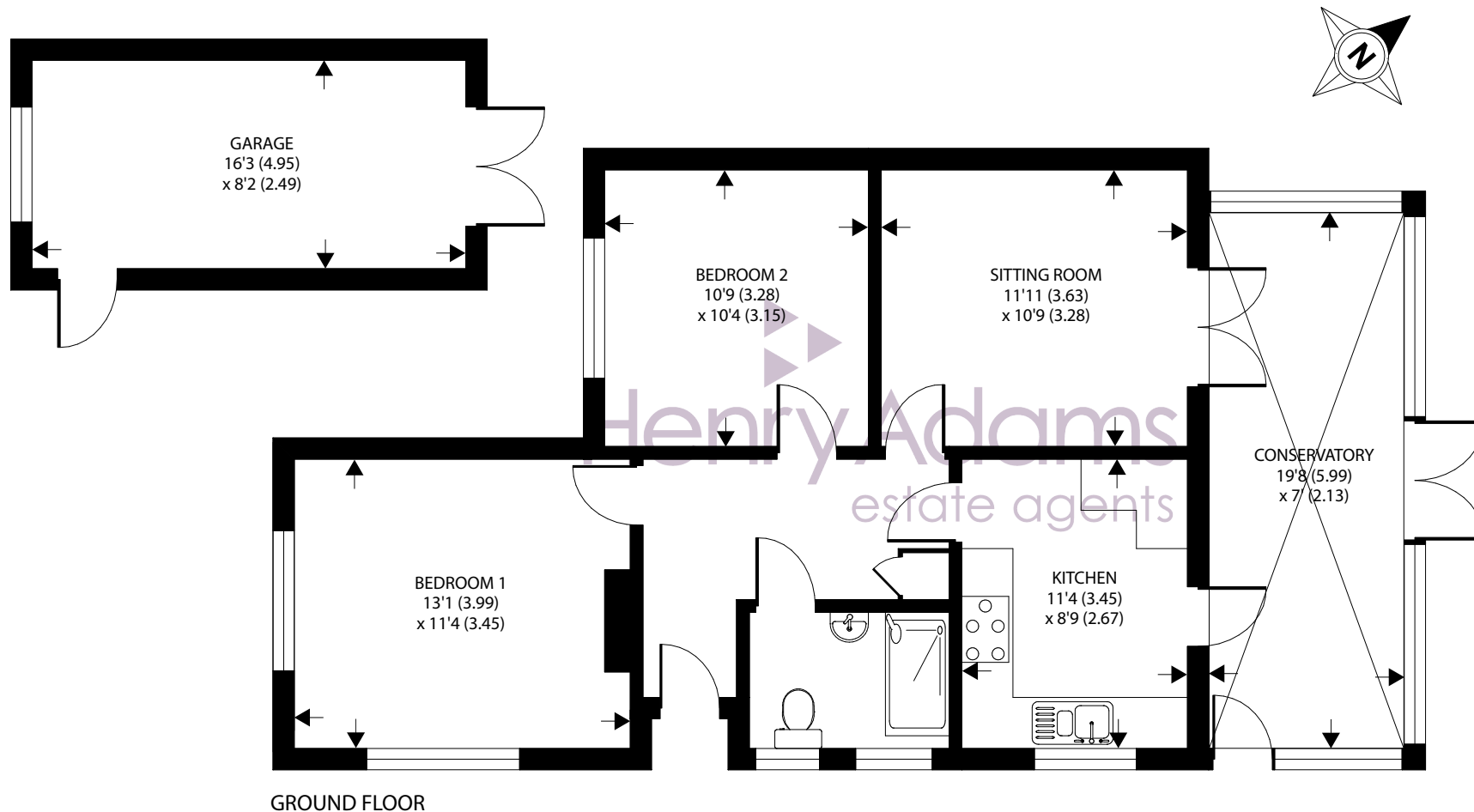
The accommodation briefly comprises spacious entrance hallway, cupboard, sitting room with double doors to the generous conservatory, refitted kitchen with quartz work surfaces, two double bedrooms and refitted shower room with mixer shower and WC.

Outside, the front is laid to shingle with fishpond and driveway to side providing ample parking and leading to a detached single garage having power and light. The rear garden is also mainly laid to lawn with timber shed and area ideal for alfresco dining.

A viewing is thoroughly recommended to appreciate its convenient location and plot size.

Council Tax Band: C





GROUND FLOOR

Approximate Area = 798 sq ft / 74.1 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 932 sq ft / 86.6 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

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 food store, newsagents and a number of traditional country public houses. Local infants and juniors schools 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 Bognor Regis town centre, which offers a more comprehensive range of shops and a Rail link to London Victoria. The Cathedral city of Chichester is approximately six miles.

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