



4 Leonora Drive, Nyetimber

A semi-detached bungalow located in the popular residential area of Nyetimber and offered with no onward chain.

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- ▶ **Semi-Detached Bungalow**
- ▶ **Kitchen with access to the Garden Room**
- ▶ **Shower Room with WC**
- ▶ **Secluded Rear Garden**
- ▶ **Driveway leading to Detached Garage**
- ▶ **Sitting Room opening to the Garden Room**
- ▶ **Two Double Bedrooms**
- ▶ **Double Glazing and Gas Fired Central Heating**
- ▶ **Moderisation Required**
- ▶ **No Onward Chain**

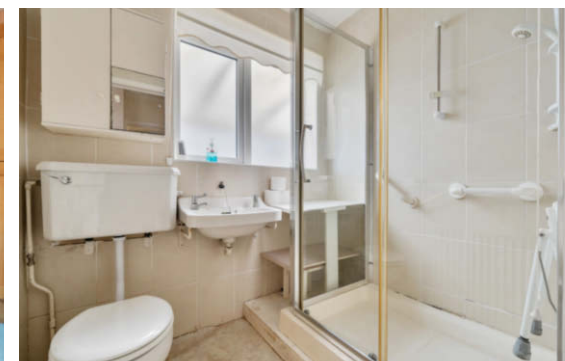
An opportunity for the next owner to put their own stamp on it as the property does require updating.

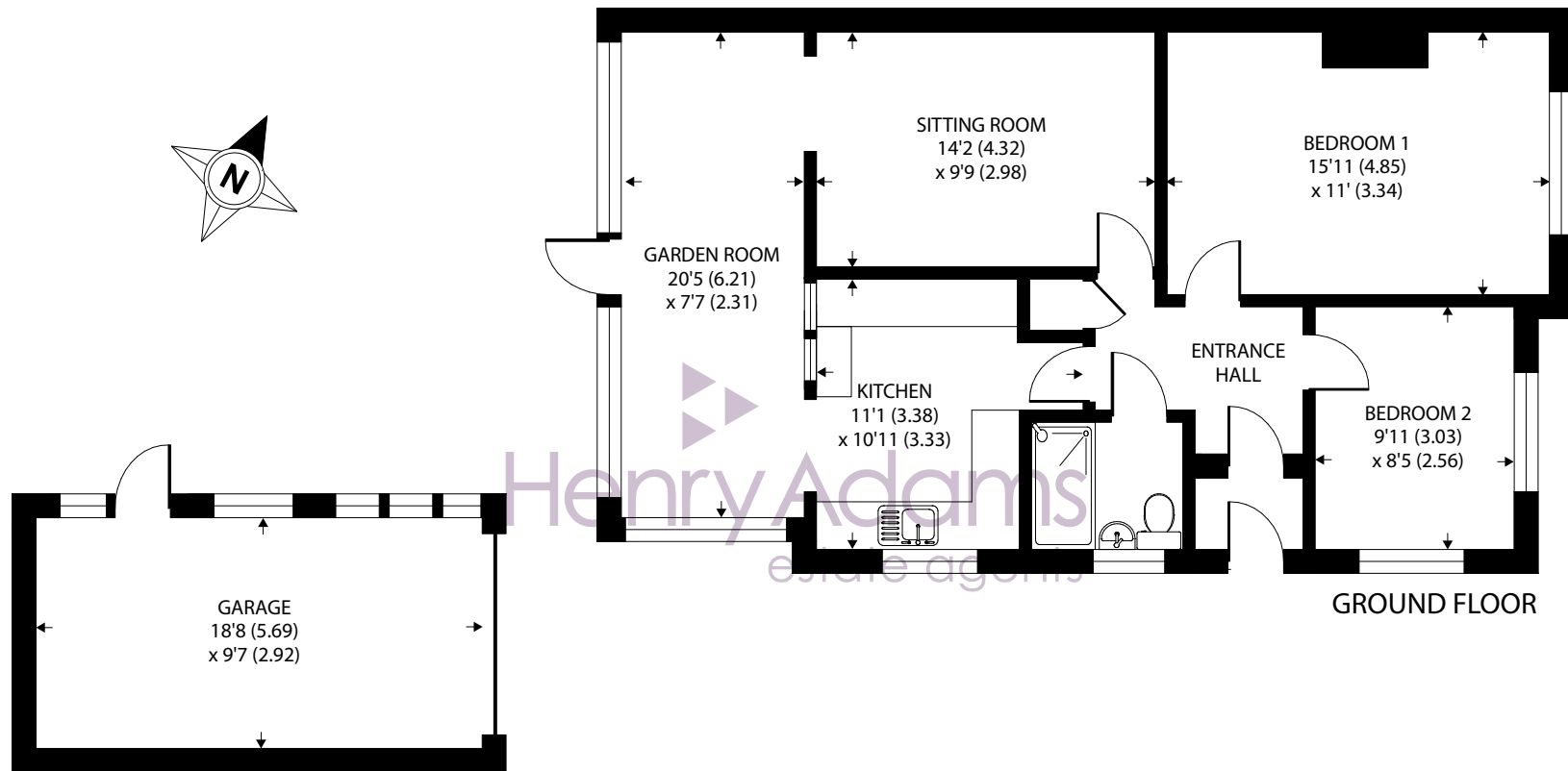
The accommodation briefly comprises entrance porch and hallway with airing cupboard, sitting room through to the garden room with access to the rear garden and kitchen, two double bedrooms and shower room with WC.

Outside, the front garden is laid to lawn with driveway to side with carport and timber gated access through to the back garden and detached garage, having power and light. The rear garden is predominantly laid to lawn bordered by mature hedges.

A viewing is recommended to appreciate its convenient location and scope for improvement.

Council Tax Band: C





Approximate Area = 1002 sq ft / 93 sq m (includes garage)

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 (about three miles distant), which offers a more comprehensive range of shops and a rail link to London Victoria. The cathedral city of Chichester is approximately six miles away.

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