



1 Hadlands, Barton Close, Nyetimber

Guide Price £1,000,000

 Henry Adams
estate agents

1 Hadlands, Barton Close

Substantial detached single storey residence situated in an enviable location in Nyetimber village.

- Detached Single Storey Residence
- Situated on a Private Gated Road
- Impressive Entrance Hall
- Sitting Room and Separate Snug
- Fitted Kitchen/Dining Room
- Principal Bedroom with En-Suite Bathroom
- Two Further Generous Bedrooms
- Family Bathroom and Separate WC
- Wrap-Around Secluded Rear Garden
- Double Garage and Block Paved Parking

Hadlands is a quiet cul-de-sac of just four quality detached executive homes in the heart of the village of Nyetimber.

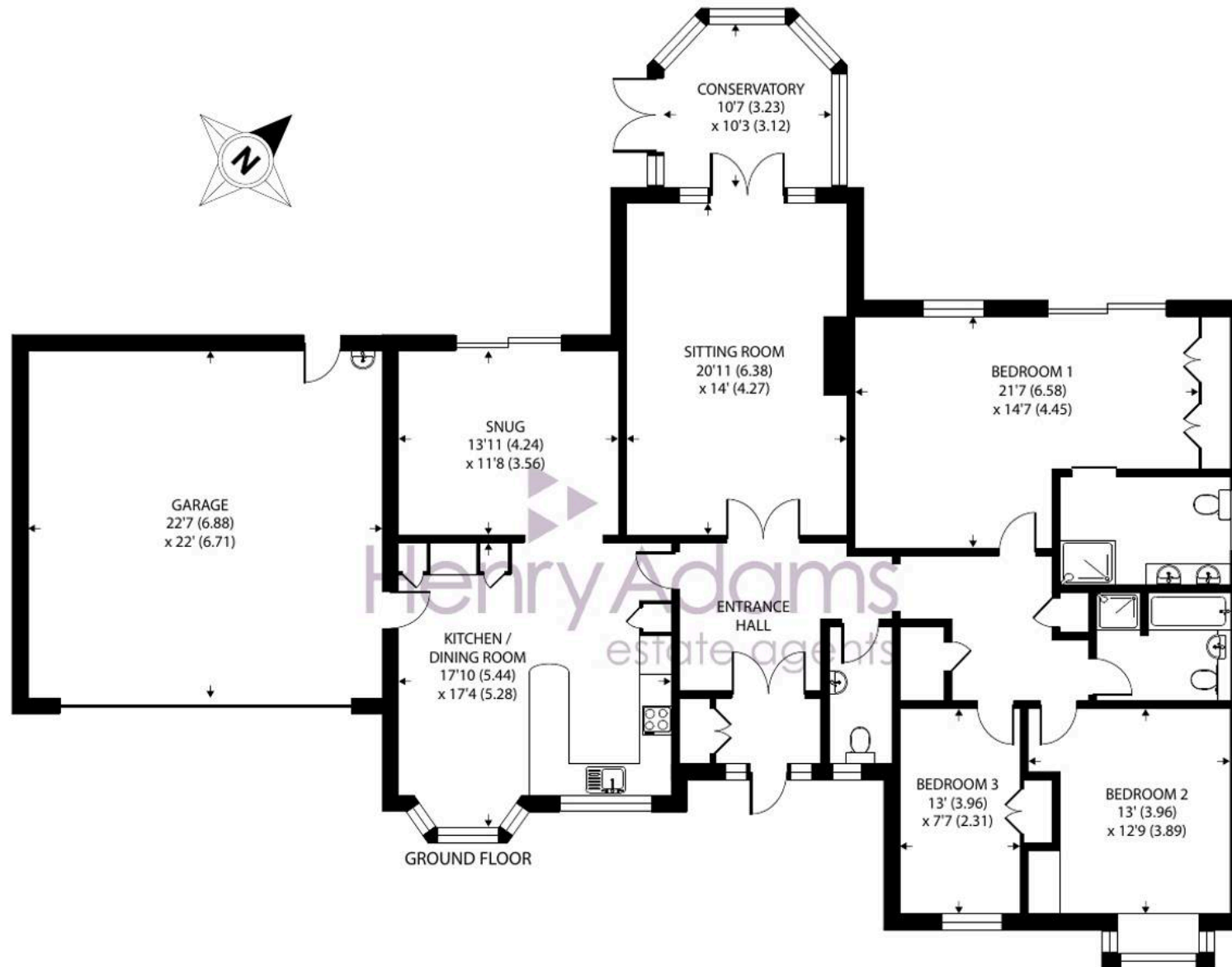
The current owners have significantly improved the fixtures and fittings to a very high specification including quality wooden flooring in the principal rooms. The accommodation briefly comprises spacious entrance hall with double doors opening directly to the sitting room, which has a modern feature fireplace and lovely views onto the garden from the patio doors, this is complemented by a separate snug/TV room also with patio doors to the garden. The spacious kitchen/dining room is fitted with wood effect units, eye-level double oven and hob with a feature bay window overlooking the front. The kitchen leads to the double garage.

Cont









Hadlands, Barton Close, Bognor Regis

Approximate Area = 2453 sq ft / 227.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Henry Adams. REF: 1264261

There are three generous bedrooms, the principal with fitted wardrobes and patio doors to the garden plus an en-suite bathroom with walk-in shower. Bedroom two and three also have fitted wardrobes. There is a family bathroom and separate WC.

The gardens surrounding the property are a particular feature of the property being beautifully landscaped with established borders and manicured lawns. Viewing is thoroughly recommended to appreciate the beautiful, quiet and secluded location of Hadlands. The wide block paved driveway leads to the double garage.

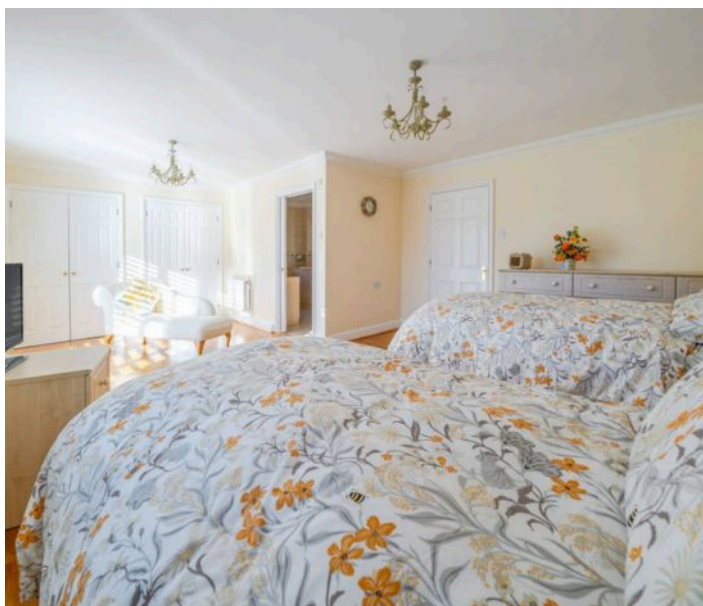
Barton Close is one of the most desirable locations of Nyetimber village, a quiet private gated road leading to Hadlands and Barton Manor and 12th Century Chapel, with a pond and surrounded by character flint walled properties. Pagham Harbour Nature Reserve is a short walk. There are four public houses in the village and a range of local shopping facilities.

What3Words ///example.riverbed.obeyed

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C







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