



21 Boleyn Drive, Nyetimber

Guide Price £540,000







## 21 Boleyn Drive

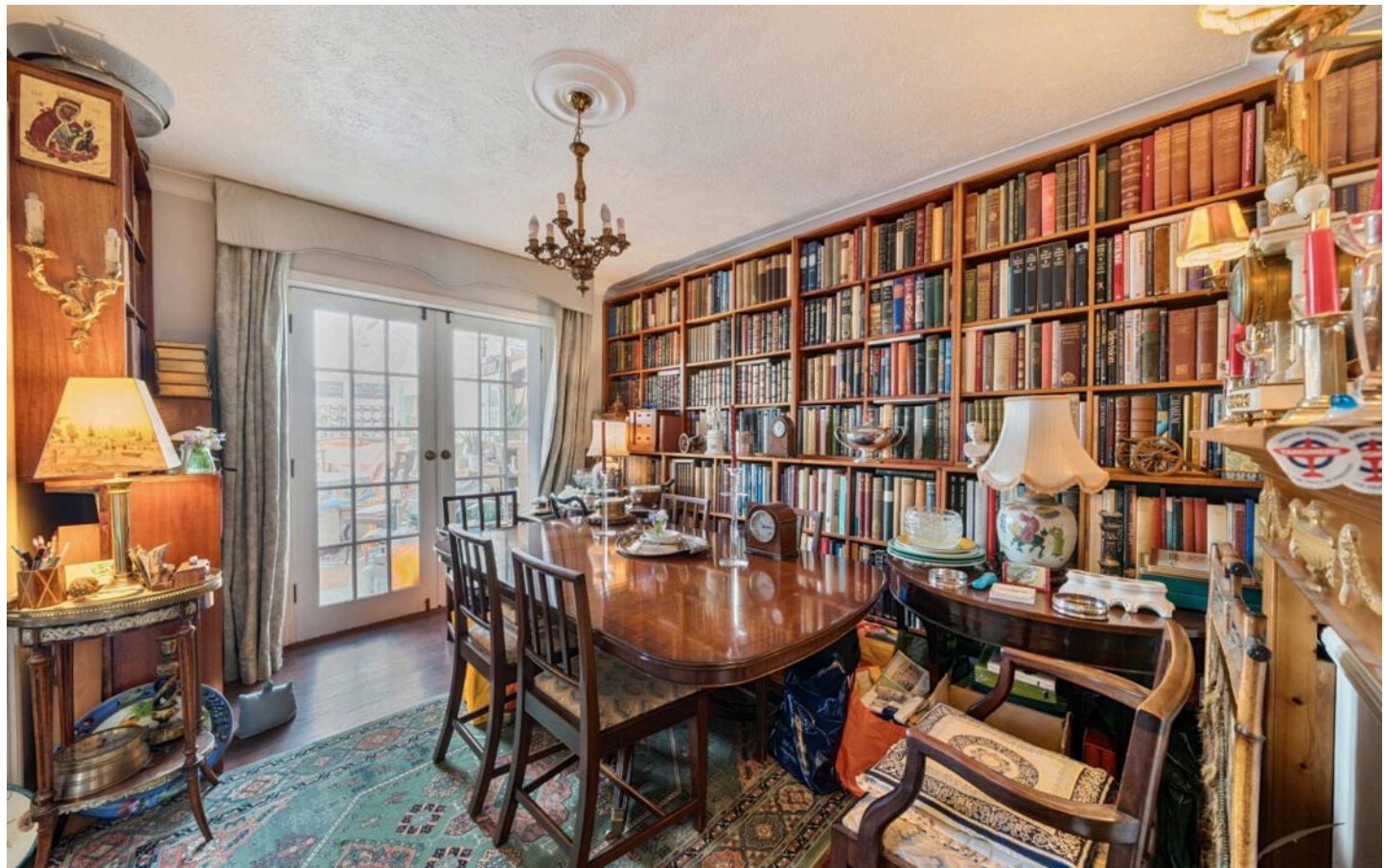
Four bedroom detached house situated in a quiet cul-de-sac.

- Detached House
- Quiet Cul-De-Sac Location
- 2 Reception Rooms
- Kitchen/Breakfast Room
- 4 Double Bedrooms
- Conservatory
- Study
- Lovely South-West Facing Mature Garden
- Double Garage and Off-Street Parking

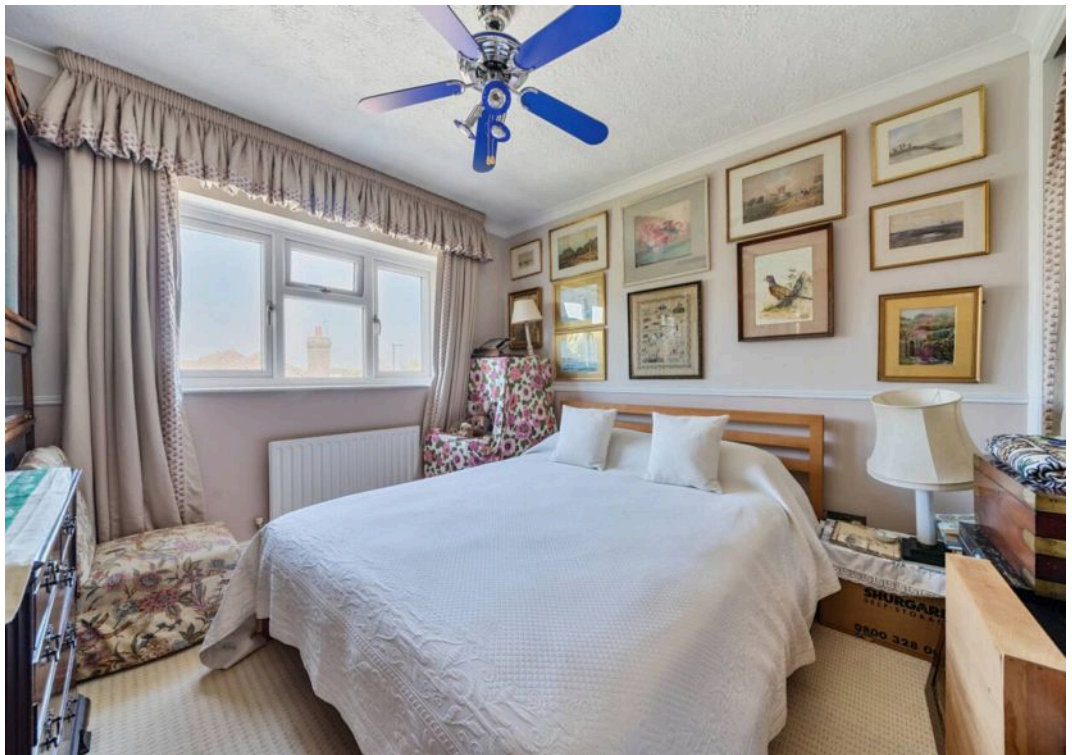
Welcome to this fantastic four bedroom detached house nestled in a quiet cul-de-sac, providing a lovely peaceful setting in the heart of Nyetimber and close to Aldwick Bay beach which is a Site of Special Scientific Interest.

As you step inside, you are greeted by a warm and inviting atmosphere. The property boasts not just one, but two reception rooms, offering ample space to entertain guests. The kitchen/breakfast room is the heart of the home, perfect for preparing delicious meals and enjoying casual dining with loved ones.

Upstairs, you will find four generous double bedrooms, each providing a cosy sanctuary for rest and relaxation. The principal bedroom is a true haven with its own en-suite bathroom, providing a touch of luxury and privacy. There are ceiling mounted ventilation fans in the two main west facing bedrooms and one in the conservatory. Need a quiet space to work or study? No problem! This property also features a study, ideal for those who work from home or need a dedicated space for productivity.











## Boleyn Drive, Nyetimber

Approximate Area = 1528 sq ft / 141.9 sq m

Garage = 252 sq ft / 23.4 sq m

Total = 1780 sq ft / 165.3 sq m

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: 1283903







For those who love the outdoors, the lovely mature garden comprises a herb garden, fruit trees, shrubs and flowering plants in all seasons, and is a peaceful oasis where you can enjoy some fresh air, tend to the plants, or simply bask in the sunshine. There's also a conservatory, perfect for bringing the outdoors in and enjoying the garden views all year round. At the side, there is a shed for gardening equipment, bicycles etc.

Parking will never be a concern with a double garage and off-street parking, providing convenience and peace of mind for you and your guests.

Whether you're looking for a family home with ample space to grow, or simply seeking a tranquil retreat to call your own, this property ticks all the boxes. With its blend of comfort, charm, and practicality, this house offers a wonderful opportunity to create lasting memories and truly make it your own.

The property is conveniently situated approximately half a mile level walk from Nyetimber village centre where there is a range of local shops including a Tesco Express general store. There are three pubs in walking distance - The Lion, The Lamb and The Bear. The first two are Gastropubs. And the family traditional hotel, the Inglenook. A bus route between Chichester and Bognor Regis is just around the corner. Rose Green village is about three quarters of a mile where facilities include a pharmacy, post office, doctors surgery and library. Rose Green Infant and Junior schools are also close by. Runcton Farm Shop, pick your own and café, and Manor Nursery, an independent Garden Centre, are 2.3 miles on the road to The Cathedral City of Chichester which is approximately seven miles distant.

Council Tax Band: F, Tenure: Freehold and EPC-D







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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.