



44 Gloster Drive, Nyetimber

Guide Price £375,000

 **Henry Adams**
estate agents



44 Gloster Drive

- Semi-Detached Family Home
- Bright Sitting Room with Feature Log Burner
- Refitted and Modern Kitchen and Bathrooms
- 2 Reception Rooms
- Downstairs WC
- 3 Double Bedrooms
- Primary Bedroom with En-Suite
- Driveway and Garage
- Landscaped Enclosed Rear Garden
- No Onward Chain

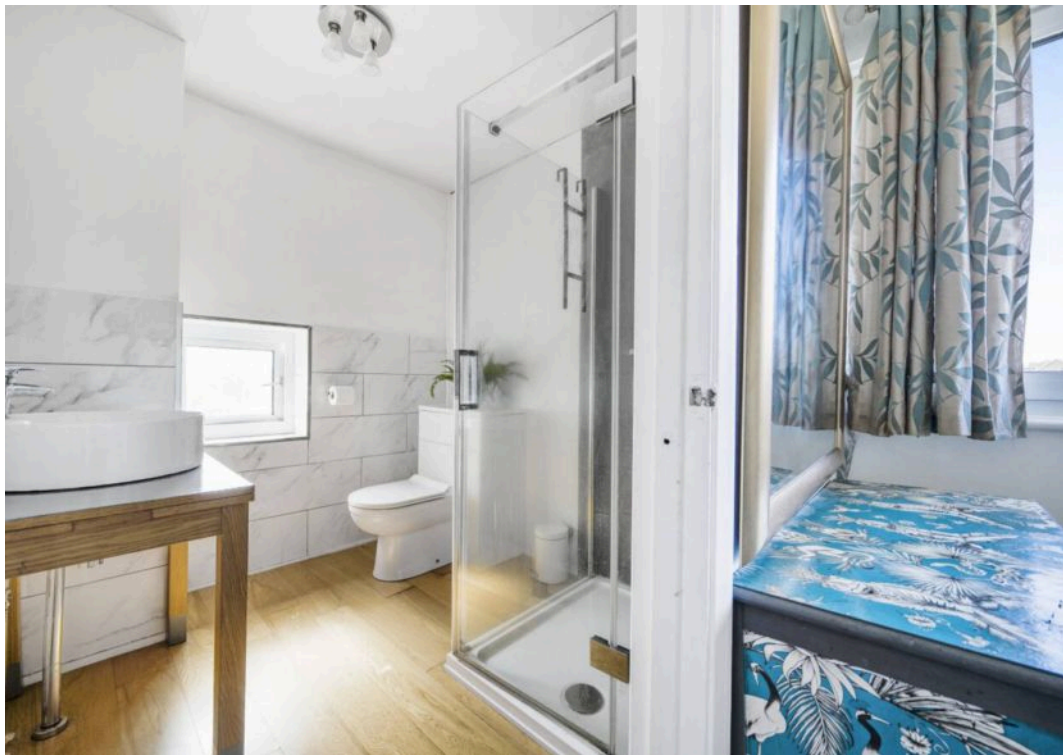
A bright and spacious family home conveniently located close to local schools and the villages of Rose Green and Nyetimber. This three double bedroom family home is well presented and a viewing is highly recommended.

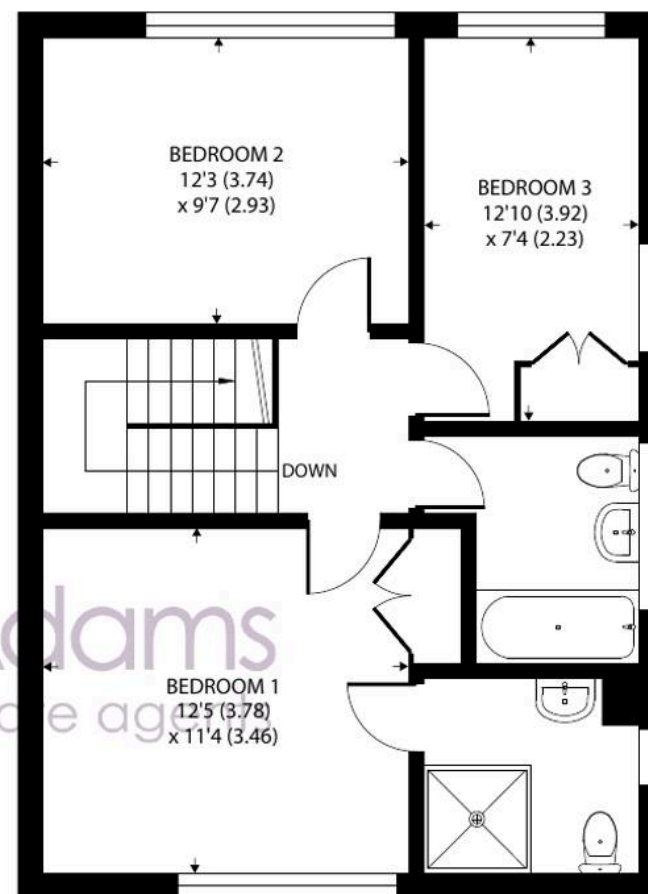
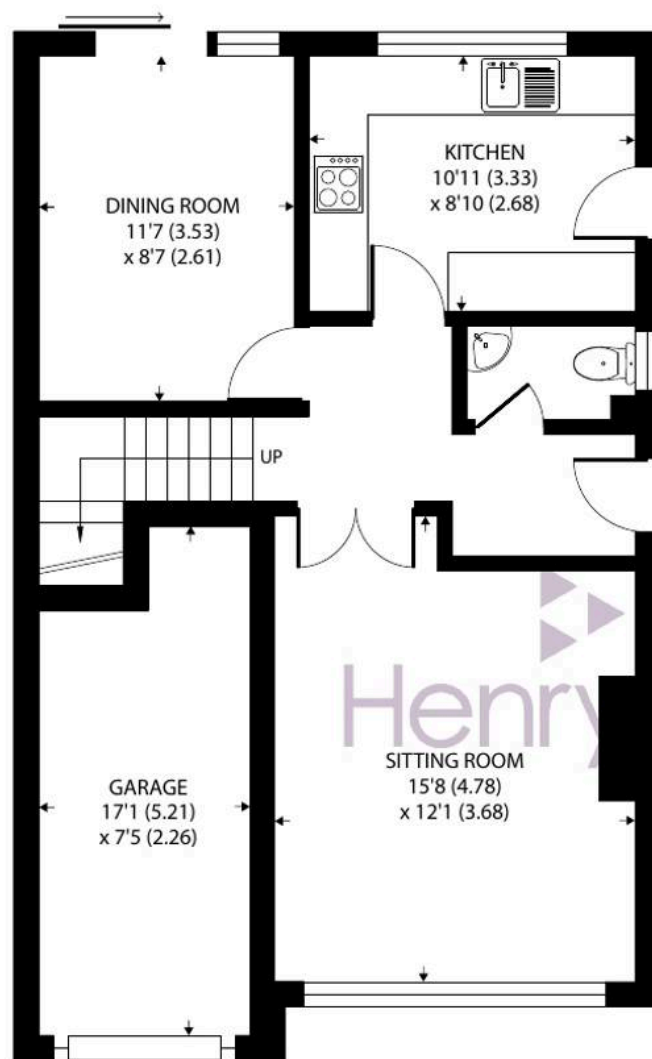
The accommodation briefly comprises welcoming entrance hallway with exposed floorboards throughout the downstairs, cloakroom with WC, spacious and bright sitting room with feature log burner and a beautiful stone fireplace, separate dining area with double doors giving access to the rear garden and the modern refitted kitchen with ample storage, integrated fridge/freezer and space for white goods which overlooks the rear garden.

On the first floor, there are three spacious double bedrooms, bedroom one benefiting from a shower en-suite and family bathroom with bath. The property also benefits from gas fired central heating and double glazing.









Gloster Drive, Bognor Regis

Approximate Area = 1061 sq ft / 98.5 sq m

Garage = 111 sq ft / 10.3 sq m

Total = 1172 sq ft / 108.8 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). © nichecom 2025.
Produced for Henry Adams. REF: 1346862

Outside, the driveway provides ample off-road parking and leads to an integral garage. The landscaped sunny rear garden has a patio area and is laid to lawn.

The property benefits from no onward chain.

Nyetimber is located to the west of Bognor Regis within the parish of Pagham. It offers a range of local amenities including a Tesco Express convenience food store, post office, newsagents and a number of traditional public houses. Local infants and junior schools can be found at the nearby village of Rose Green, as well as further local shops and facilities. Bus services pass nearby that give access to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

What3Words [///pumpkin.camped.blanking](https://www.what3words.com/pumpkin.camped.blanking)

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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