



7 Ledbury Way, Nyetimber

Guide Price £400,000



7 Ledbury Way

- Modernised and Extended Semi- Detached House
- Sitting Area with Feature Wall and Log Burning Stove
- Built-in Dining Area with Bi-Folding Doors
- Fully Fitted Kitchen, Utility & Ground Floor WC
- Three Double Bedrooms
- Spacious Family Bathroom
- Quality Flooring with Underfloor Heating
- Generous Garden
- Gravel Drive offering Ample Parking
- Quite Cul-De-Sac Location

This modernised and extended three bedroom semi-detached house is a true gem finished to a high specification. As you step through the entrance porch into the spacious hallway with a cosy snug/office/playroom. You'll immediately notice the contemporary open plan living space that awaits.

The sitting area is perfect for cosy nights in, boasting a feature wall and a log-burning stove (ideal for winter warmth). Connecting seamlessly is the built-in dining area with roof light, and bi-folding doors, inviting the outside in during those sunny days.

The fully fitted kitchen with integral appliances is a chef's dream, while the added utility and ground floor WC bring convenience to your fingertips. There is a side covered area offering ample storage.

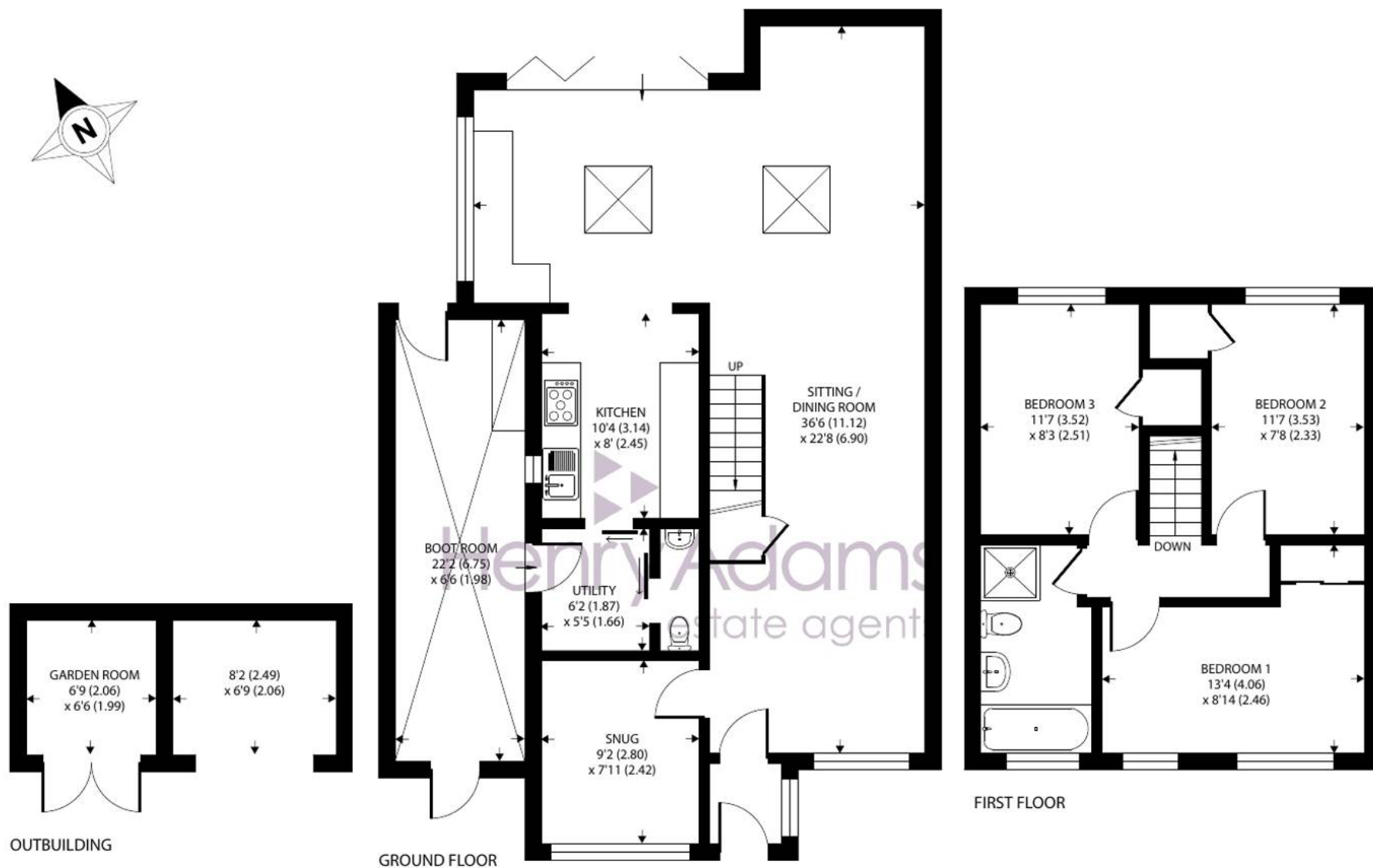
Upstairs, the three double bedrooms with fitted wardrobes offer space and style, and the spacious family bathroom with a modern suite, comprising panel bath, vanity basin and WC and walk-in shower is a relaxing retreat after a long day.

Cont









Ledbury Way, Nyetimber

Approximate Area = 1356 sq ft / 125.9 sq m

Outbuilding = 99 sq ft / 9.1 sq m

Total = 1455 sq ft / 135 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: 1364457

Outside, the generous garden is a haven with a wooden cabin and two patio areas (perfect for al fresco dining or weekend gatherings). The gravel drive also provides ample parking for you and your guests.

Nestled in a quiet cul-de-sac location, this property offers peace and tranquillity while still being conveniently located. The quality flooring with underfloor heating adds a touch of luxury, making every step in this home a delight.

Lastly, being in the Rose Green School catchment area is a bonus for families looking for top-rated education options. Don't miss the chance to make this semi-detached house your own - contact us today to schedule a viewing and see all this property has to offer!

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 ///outlined.bleaker.estimates

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.