



**Book a Viewing**

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
**27 Sudley Road, Bognor Regis, PO21 1EW**  
**<http://www.clarkesestates.co.uk>**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		



**IMPORTANT NOTICE**  
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

# Clarkes

Estate Agents & Lettings Agents

**Asking Price**  
**£450,000**  
**Freehold**

**7 The Nyetimbers, Nyetimber, Bognor Regis, PO21 3LD**



*Service you deserve. People you trust.*

**01243 861344**





- Link Detached Family Home
- Solar Panels
- 3/4 Bedrooms
- Living Room & Conservatory
- Kitchen & Utility Room
- Garage & Off Road Parking



## Accommodation

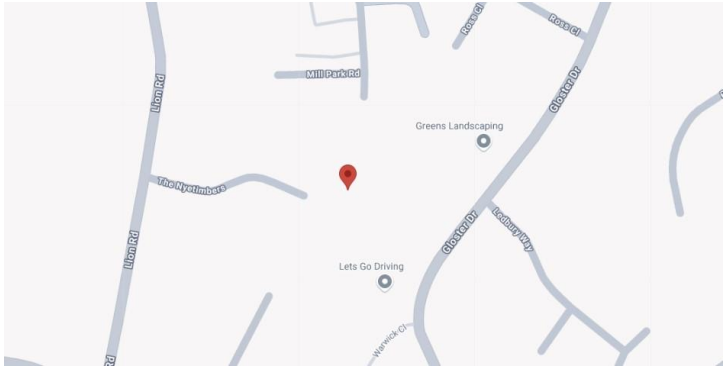
### Ground Floor

Entrance Hall  
Kitchen - 4.11m x 2.33m (13'5" x 7'7")  
Study / Potential Bedroom 4 - 5.3m x 2.48m (17'4" x 8'1")  
Living Room - 5.91m x 5.57m (19'4" x 18'3")  
Conservatory - 5.23m x 4.18m (17'1" x 13'8")  
Bathroom  
Utility Room - 4.06m x 1.64m (13'3" x 5'4")

### First Floor

Bedroom 1 - 3.71m max x 2.26m max (12'2" x 7'4")  
Balcony - 5m max x 4.75m max (16'4" x 15'7")  
Bedroom 2 - 5.43m x 3.02m (17'9" x 9'10")  
Could be reconfigured as two separate bedrooms with the following dimensions:  
3.02m x 2.38m (9'10" x 7'9")  
3.07m x 3.02m (10'0" x 9'10")  
Bedroom 3 - 2.69m x 2.38m (8'9" x 7'9")  
Shower Room

### Garage



## What the agent says... “,, Material Information:

A chance to purchase a superbly presented, spacious and versatile family home set in a quiet cul-de-sac within the sought-after village of Nyetimber.

Arranged over two floors with an array of benefits including solar panels, a large sun balcony for those warm, sunny days, downstairs bathroom/WC, study/potential further bedroom if required, conservatory, ample parking and a good size garden.

The ground floor accommodation comprises entrance hall, large living room, kitchen with integrated units, utility room, conservatory, study and bathroom/WC. Upstairs are three bedrooms with the balcony leading off the main bedroom and a shower room. Previously two bedrooms have been made into one (Bedroom 2) and it would be straightforward to reinstate as two separate bedrooms if required.

Nyetimber village has a variety of facilities including shops, restaurants and pubs. The beach and nature reserve at Pagham are also very close by.

Council Tax: Arun District Council Band E  
Property Type: Purpose Built  
Property Construction: Standard  
Electricity, Water, Drainage Supply: Mains  
Heating: Gas  
Parking: Garage & Off-Road Parking

On 24/10/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	18 mbps	1 mbps
Superfast	✓	76 mbps	19 mbps
Ultrafast	X		

Mobile	Indoor	Outdoor		
	Voice	Data	Voice	Data
EE	Likely	Limited	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Likely	Likely	Likely
Vodafone	Likely	Likely	Likely	Likely

**Anti Money Laundering** checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarks Website for further details.



First Floor  
Total Area: 63.0 m² ... 678 ft²  
All measurements are approximate and for display purposes only



Ground Floor  
Total Area: 114.9 m² ... 1237 ft²  
All measurements are approximate and for display purposes only  
Floorplans created by Clarks Estates 01243 861344