



Book a Viewing

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Asking Price
 £435,000
 Freehold

20 Manor Park, Nyetimber, PO21 3JS



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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.



- Village location
- Quiet cul-de-sac
- Garage
- Conservatory
- Landscaped rear garden



Accommodation

Rooms and Room Sizes:

Living Room - 5.78m x 3.13m (18'11" x 10'3")
widening to 5.18m

Kitchen - 2.87m x 5.5m (9'4" x 18'0")

Breakfast Room - 2.79m x 2.26m (9'1" x 7'4")

Conservatory - 3.95m x 3.73m (12'11" x 12'2")

Bedroom 1 - 3.56m x 3.76m (11'8" x 12'4")

Bedroom 2 - 2.77m x 3.74m (9'1" x 12'3")

Bedroom 3 - 2.13m x 3.37m (6'11" x 11'0")

Bathroom - 2.9m x 2.26m (9'6" x 7'4")

Balcony - 2.22m x 1.8m (7'3" x 5'10")

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

Clarkes are thrilled to bring to the market this immaculately-presented and spacious semi-detached property, tucked away in a quiet and charming cul-de-sac in the desirable village of Nyetimber.

The property is arranged over two floors and comprises entrance hall, cloakroom, living room, kitchen/breakfast room and conservatory downstairs. Upstairs offers three good size bedrooms, with doors to a contemporary sun balcony from the primary bedroom. The property also comprises a large family bathroom with bath and shower, plus residents parking and a nearby garage.

The rear garden is mature and beautifully landscaped, with various dining areas and nooks for relaxing on those warm summer evenings.

The beautiful village of Nyetimber has a variety of facilities including shops, restaurants and pubs – all within walking distance, with the beach and Pagham nature reserve just a short distance away.

Early viewings are advised for this stunning home.

Council Tax: Band D
Property Type: Semi-detached house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central and under floor
Parking: Garage and shared parking

On 20/05/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	17 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X	X	X	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Likely	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 Clarkes Website for further details.

