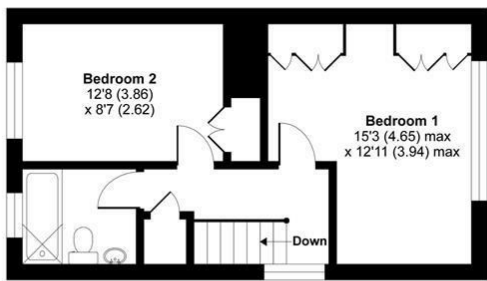
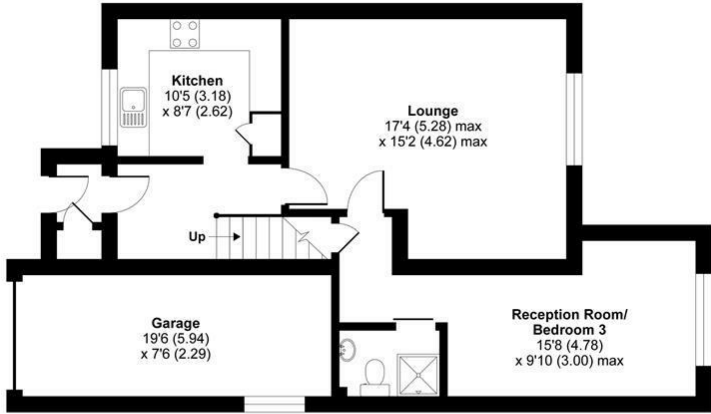




Pagham Road, Bognor Regis, PO21
Approximate Area = 1235 sq ft / 114.7 sq m (includes garage)
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©whitlock 2021. Produced for Whitlock Estate Agents Limited. REF: 741322

Additional Information:

- Council Tax Band C
- Loft is boarded
- Boiler is located in the upstairs storage cupboard

Notes:

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W Viewing Strictly By Appointment Through Whitlocks Estate Agents

NOTE: Gas or electric appliances, boiler, central heating system or any other services or appliances which may be at the property have not been tested.

IMPORTANT NOTICE - PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, Whitlocks Estate Agents wishes to inform prospective purchasers that these sales particulars have been prepared in good faith too give a fair overall view of the property. We have not undertaken a structural survey, nor tested any of the services, appliances, equipment or facilities to check they are in good working order. Any area, distances, measurements or floor plans are given and referred to as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a purchase please contact the office for further information. All measurements are approximate annd should not be relied upon for carpets and furnishings.

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Family Run Sales & Lettings Agent Established in 1993



245 Pagham Road, Nyetimber, Bognor Regis, West Sussex, PO21 3QB

£335,000 | Freehold



- No Chain
 - Semi-Detached House
 - In Need of Modernisation
 - Spacious Lounge / Dining Room
 - Fitted Kitchen and Bathroom
- Further Reception Room / Ground Floor Bedroom with a Shower Room
 - UPVC Double Glazing and Gas Fired Central Heating
 - Secluded West-Facing Rear Garden
 - Driveway and Garage
 - Located in the Heart of Nyetimber Village

An extremely rare opportunity to purchase this Semi-Detached House which is in need of modernisation and is offered to the market with no forward chain.

The property is arranged over two floors, on the first floor there is a fitted Kitchen, a spacious Lounge / Dining Room, a further Reception Room that could lend itself to be a Bedroom and a fitted Shower Room.

On the first floor, two double Bedrooms can be found as well as a fitted Bathroom.

Further benefits include UPVC Double Glazing, Gas Fired Central Heating and ample storage throughout.

Outside to the rear, the west-facing Garden is mainly laid to lawn with a patio area providing space for outdoor dining.

To the front of the property there is a low maintenance front Garden and Driveway that leads to the Garage.

*Draft Details - Subject to Vendor Approval *

Location

Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village where the Sea Front, Harbour and Nature Reserve can be found. The historic Village has a variety of amenities including Convenience Stores, a Post Office, a Tea Shop, a Hairdressers and many more. Nyetimber offers fantastic transport links and is within close proximity to the seaside Town Bognor Regis and the Cathedral City of Chichester. Our office is also positioned within the heart of the Village.

