



**WHITLOCKS**  
ESTATE AGENTS

7a The Nyetimbers, Bognor Regis  
£550,000

- Substantial Detached House
- Three Bedrooms
- Impressive and Spacious Lounge
- Modern Fitted Kitchen and Separate Utility Room
- Large Conservatory
- Modern Fitted Bathroom and Large En-Suite Shower Room
- UPVC Double Glazing and Gas Fired Central Heating Throughout
- Secluded South Easterly Facing Garden
- Double Garage and Off Road Parking for Several Vehicles
- Located in a Quiet Cul-De-Sac in the Heart of Nyetimber Village

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





*\*Annexe Potential\**

Whitlocks Estate Agents are delighted to bring to the market this substantial Detached House positioned in a quiet cul-de-sac in the heart of Nyetimber Village.

The property is arranged over two floors, on the ground floor there is a spacious Entrance Hall which leads through to the impressive sized Lounge. The Lounge opens up into a beautiful conservatory providing the perfect space for entertaining guests. Furthermore there is also a modern fitted Kitchen / Breakfast room which benefits from plenty of storage space. There is also a downstairs Cloakroom.

On the first floor three sizeable bedrooms can be found, the master bedroom benefits from an En-Suite Shower room, both the master and the second bedroom benefit from built in wardrobes, there is also a modern fitted family bathroom.

Outside to the rear of the property the South Easterly Facing Garden has been landscaped and offers complete privacy, there is also a bar area.

To the side of the property joined to the house is a separate room which is currently being used as a Gym / Utility Room.



The double Garage has recently been converted and offers potential for an annexe, inside new floors have been laid as well as the walls have been insulated and painted there is also currently a modern fitted shower room.

There is also a Driveway providing off road parking for several vehicles.

Viewing is a must to appreciate the location and spacious accommodation this property has to offer.



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.

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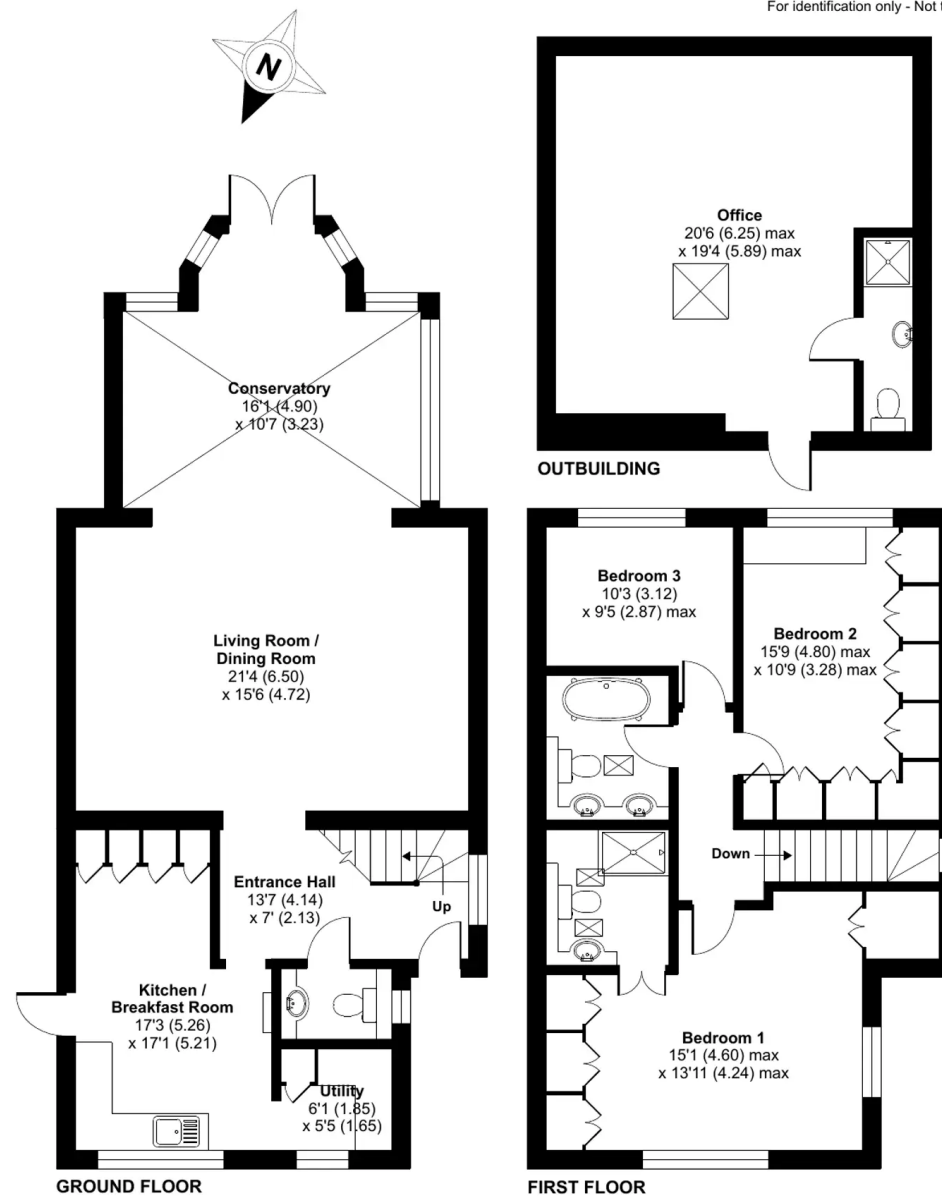
## The Nyetimbers, Bognor Regis, PO21

Approximate Area = 1569 sq ft / 145.7 sq m

Outbuilding = 384 sq ft / 35.7 sq m

Total = 1953 sq ft / 181.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Whitlocks Estate Agents Limited. REF: 1061883





## Whitlocks - Bognor Regis & Pagham

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