



173 Nyetimber Lane

Aldwick | Bognor Regis | West Sussex | PO21 3HT

Guide Price £450,000

Freehold

173 Nyetimber Lane

Aldwick | Bognor Regis | West Sussex | PO21 3HT

TA450 - 07/26

Features

- **Detached Older Style Two Storey Cottage**
- **Requiring Some Updating**
- **2 Double Bedrooms & 2 Reception Rooms**
- **Kitchen/breakfast Room, Conservatory, Cloakroom**
- **Double Glazing & Gas Heating (Radiators)**
- **Southerly Rear Garden, Garage & Driveway**
- **No Onward Chain**
- **1,206.1 Sq Ft / 112 Sq M (Plus Garage)**

This delightful detached cottage style residence is very much a blank canvas appealing to those wishing to put their own stamp on a home and is offered for sale with no onward chain.

The bright and airy accommodation comprises: entrance hall, ground floor cloakroom, kitchen/breakfast room, rear sitting room and dining room, double glazed conservatory, first floor landing, two good size double bedrooms and a first floor bath/shower room.

The property also offers double glazing, a gas heating system via radiators, on-site parking, a thatched roof garage and an established southerly rear garden.

A covered storm porch with courtesy light protects the original front door, which opens into the entrance hall which has a carpeted staircase to the first floor with window to the front and a glazed balustrade, along with an under-stair storage cupboard housing the meters and electric consumer unit. From the hallway, doors lead to the sitting room, dining room, kitchen/breakfast room and ground floor cloakroom which has a close coupled wc, wall mounted wash basin and an obscure window to the side.

The kitchen/breakfast room has two windows to the front and two obscure windows and a double glazed door to the side. The kitchen itself is very much a blank canvas, but does provide a double drainer sink unit, work surface and base units with an integrated electric hob with hood over, eye level microwave with oven under and a built-in storage cupboard housing the wall mounted Worcester gas boiler.

The sitting room has a double glazed bay to the rear with central sliding patio door, a stone fireplace, an archway through to the adjoining dining room and a glazed door to the rear, leading into the attached double glazed conservatory, which provides access into the rear garden via a pair of double glazed French doors.

The dining room has a window to the side, window to the rear and door into the hallway.



The first floor has a generous landing with high level natural light window to the front, a useful walk-in linen cupboard, along with doors to the two bedrooms and bathroom

Bedroom 1 is a dual aspect room with window to the rear and two windows to the side, with fitted wardrobes and storage cupboard.

Bedroom 2 has a window to the side, fitted wardrobes and drawer unit and a built-in over stair storage cupboard.

The bath/shower room has a white suite of panel bath, tiled shower enclosure with fitted shower and glazed door, close coupled wc, pedestal wash basin, tiled splash-backs, an obscure window to the side and an access hatch to the loft space.

Externally, there is a mature established frontage with a driveway providing on-site parking leading to the original thatched garage, which has double doors to the front. Pathways either side of the main house provides access into the southerly rear garden, which is predominantly laid to lawn with established shrubs and trees. Behind the garage there is a timber storage shed.

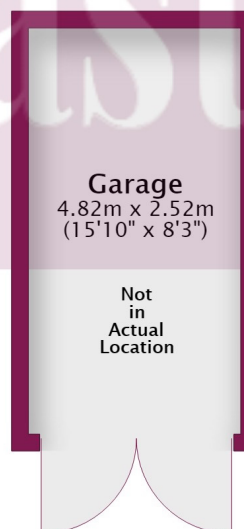
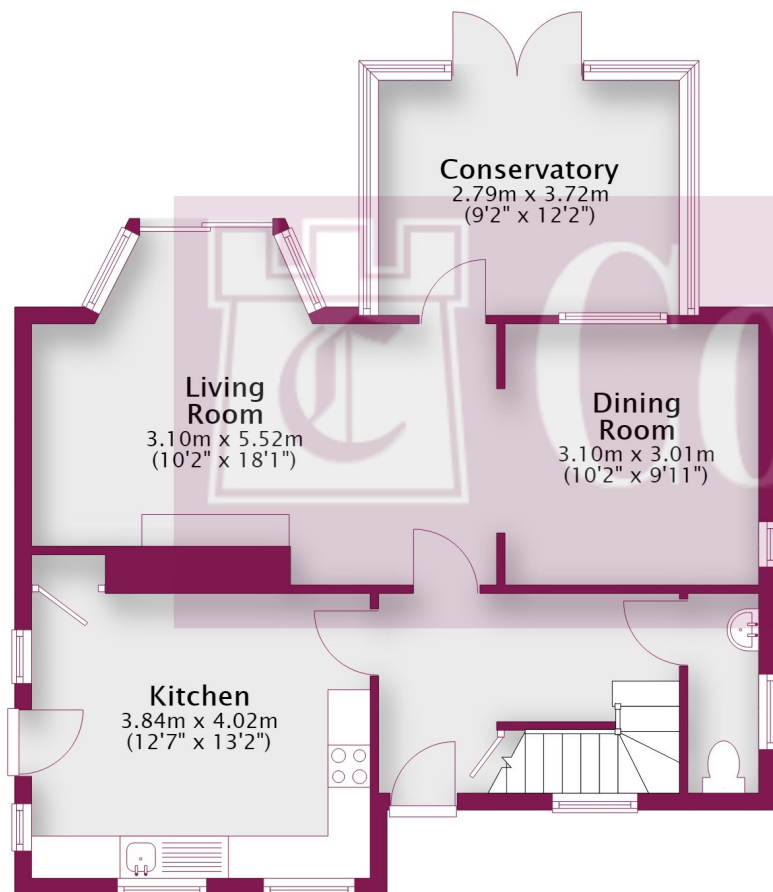
Current EPC Rating: Band D (59)

Council Tax: Band E £2,955.80 (Arun District Council / Aldwick 2026-2027)



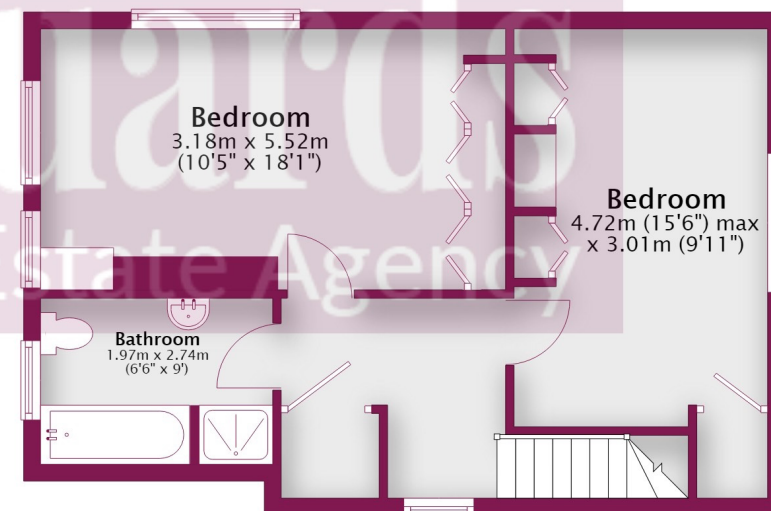
Ground Floor

Main area: approx. 64.9 sq. metres (699.0 sq. feet)
Plus garages, approx. 12.1 sq. metres (130.7 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



Main area: Approx. 112.0 sq. metres (1206.1 sq. feet)

Plus garages, approx. 12.1 sq. metres (130.7 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.