



195 Pagham Road, Nyetimber

Guide Price £375,000

 Henry Adams  
estate agents

# 195 Pagham Road

- Semi-detached House
- Two Reception Rooms
- Three Bedrooms
- Conservatory
- Large West Facing Garden
- No Onward Chain
- Potential to Significantly Extend
- Central Nyetimber Location

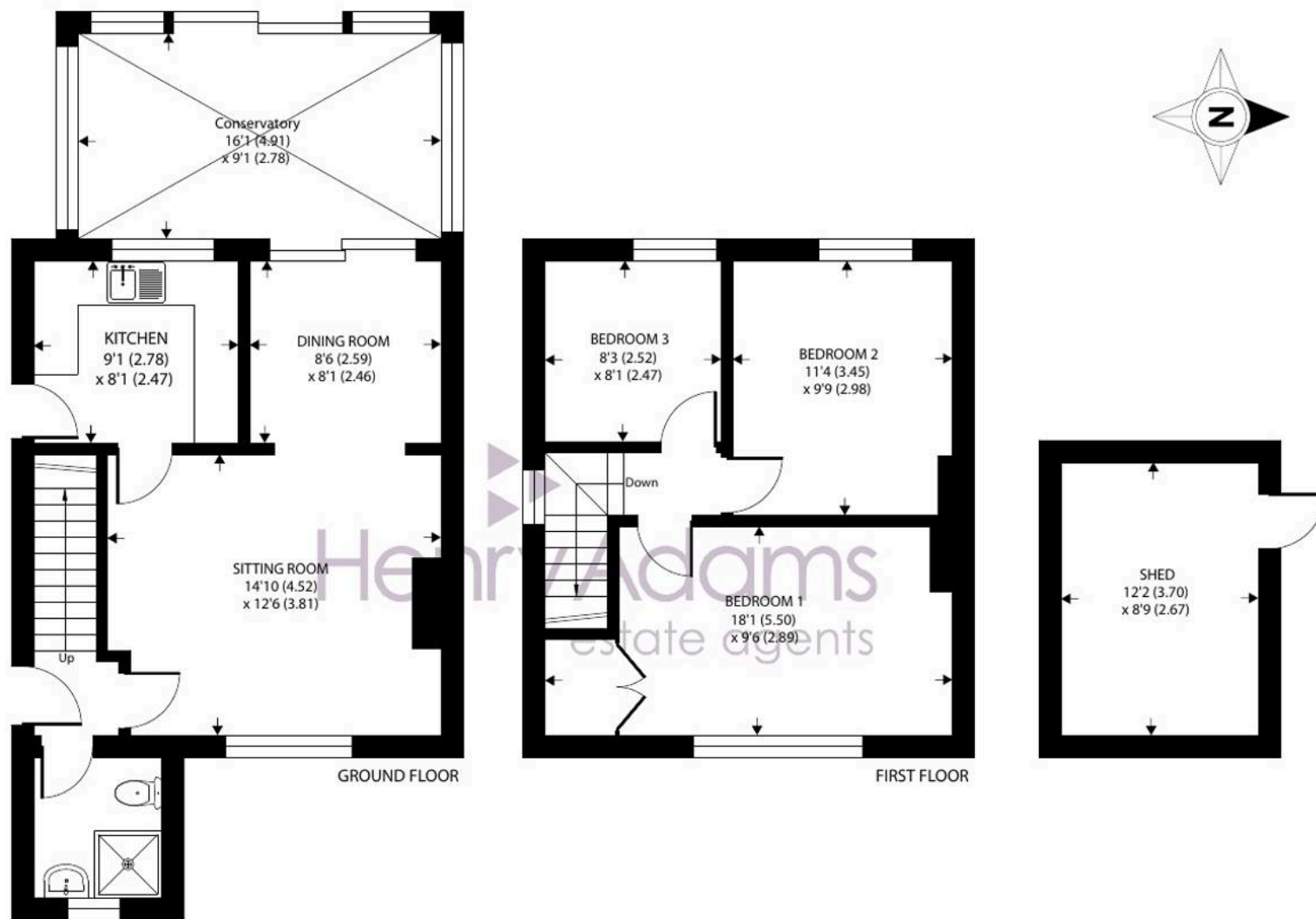
Situated in the heart of central Nyetimber, a three bedroom semi-detached house which offers an exceptional opportunity for families and investors alike.

The property has two generously sized reception rooms that provide ample space for both formal entertaining and relaxed family living. A bright and inviting conservatory extends from the rear, enjoying fantastic west facing views of the stunning 100' west facing garden. There is a good size kitchen and a downstairs shower room. Upstairs, three comfortable bedrooms provide flexible accommodation.

The property is presented with no onward chain, ensuring a straightforward purchase process for prospective buyers. There is significant potential to extend the property (subject to the necessary permissions), making this a rare opportunity for those seeking to create a bespoke family home tailored to their specific needs. Located within close proximity to Nyetimber's array of local amenities, schools, and transport links, this property combines convenience with the promise of future growth. With its adaptable layout, scope for further development, and prime location, this is a home that offers both immediate comfort and exciting potential for the years ahead.







## Pagham Road, Bognor Regis

Approximate Area = 968 sq ft / 89.9 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 1074 sq ft / 99.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Henry Adams. REF: 1404038

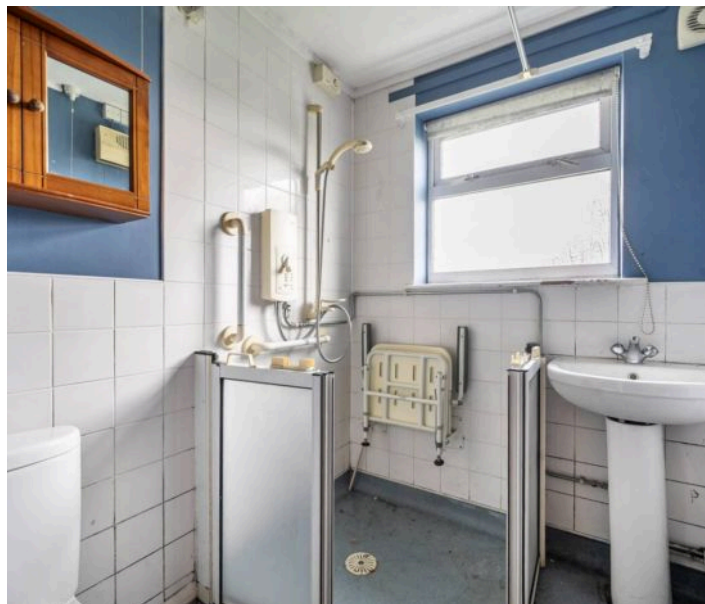
The village of Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. It offers a range of local amenities including a Tesco Express convenience store, post office, newsagent and a number of public houses. Infants and juniors school can be found at the nearby village of Rose Green, as well as further local shops and facilities. A regular bus service links the village to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

What3Words ///define.cupboards.ulterior

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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