



5 Nyetimber Crescent | Pagham | Bognor Regis | West Sussex | PO21 3NN

Guide Price **£525,000** | Freehold

**4**  
**JUST BUNGALOWS**

## 5 Nyetimber Crescent

Pagham | Bognor Regis | West Sussex | PO213NN

- **An Incredibly Deceptive Extended Detached Bungalow**
- **Quiet Residential Location**
- **Highly Versatile Accommodation With Annex Potential**
- **3 - 4 Bedrooms, En-Suite Shower Room, Cloakroom & Bathroom (3 wcs in total)**
- **Living Room & Generous Conservatory/Sun Room**
- **Double Glazing, Gas Heating (Radiators) & Air Conditioning**
- **Driveway, Garage & Wrap Around Rear Garden**
- **1,387.6 Sq Ft / 128.9 Sq M (plus garage)**

Situated within a sought after, quiet, residential location, this incredibly deceptive detached single storey residence boasts highly versatile accommodation comprising: porch, entrance hall, inner hall, cloakroom/wc, fitted kitchen with integrated appliances, living room, generous conservatory/sun room, principal bedroom with good size en-suite shower room, three further bedrooms/receptions and an additional bathroom providing 3 wcs in total.

The property, which is well presented throughout also offers double glazing, a gas heating system via radiators, majority wood flooring, air conditioning where stated, a driveway providing on-site parking, a detached garage and a wrap-around enclosed rear garden.

A double glazed outer front door leads into a good size double glazed porch with courtesy light, where an inner part glazed front door with flank natural light glazing, in-turn leads into the entrance hall with exposed wood flooring, door to the kitchen, door to the main living room and door to an inner hallway.

The kitchen is a good size with dark laminated base, drawer and wall mounted units complemented by light grain solid wood work surfaces with an inset single drainer sink unit, space for a 'Range' style cooker with hood over, tiled splash-back surround, integrated fridge/freezer and full size dishwasher, along with an integrated washing machine and dryer, tiled flooring, wall mounted Worcester gas boiler and a window and door to the rear, which leads through to the adjoining double glazed conservatory/sun room with French doors to the rear providing access into the rear garden.

Sliding double glazed patio doors lead from the conservatory/sun room into the main living room, which has wood flooring and a window to the front. A door leads from the living room into the entrance hall, while a further door leads into the adjacent versatile principal bedroom/reception room, which has windows to the front and side, exposed wood flooring and a door to the rear leading into the adjacent generous en-suite shower room, which has an oversize glazed shower enclosure with dual shower unit and extractor, wash basin with storage under and adjacent enclosed cistern wc, wall mounted storage unit and mirror with down lighting, tiled flooring and walls, Antique style heated towel rail/radiator and window to the rear.

The inner hall has an access hatch to the loft space, wood flooring and a double glazed door to the front, which leads out into a delightful part covered enclosed courtyard. Doors from the inner hall lead to the three further bedrooms/receptions, the bathroom and a cloakroom which has a close coupled wc, shaped corner wash basin with storage under, tiled splash-back surround, tiled flooring and extractor.



Bedroom 2 has a window to the rear enjoying the pleasant outlook into the rear garden, fitted carpet and wall mounted air conditioning unit. Bedroom 3 which is positioned at the front of the property has been utilised as a sitting room and has a window to the front and exposed wood flooring. Bedroom 4 which lends itself to a multitude of uses has exposed wood flooring and double glazed French doors to the rear providing access to a block paved covered terrace. Bedroom 4 has the potential to be made into a second kitchen in order to create annexe accommodation within the property.

The main bathroom boasts a modern suite of bath with dual shower over and fitted glazed shower screen, an over-size wash basin with storage under and adjacent enclosed cistern wc, wall mounted storage unit and medicine cabinet, tiled walls and flooring, Antique style heated towel rail/radiator, extractor and window to the front.

Externally, the property offers an open plan lawned frontage with pathway leading to the entrance porch. A gate at the front of the property leads into a delightful block paved secluded courtyard with glazed cover and a pathway with gate to the side leading through to the rear garden, which has a lawn with shrub border, covered block paved terrace and a wrap around side lawned area housing a timber storage shed.

A gate to the side leads out to the driveway which provides on-site parking in front of the detached garage (positioned at the rear of the property) which has an up and over door, power, light, window and a door to the rear garden.

**Current EPC Rating:** D (56)

**Council Tax:** Band D £2,420.58 p.a. (Arun District Council / Pagham 2026 - 2027)

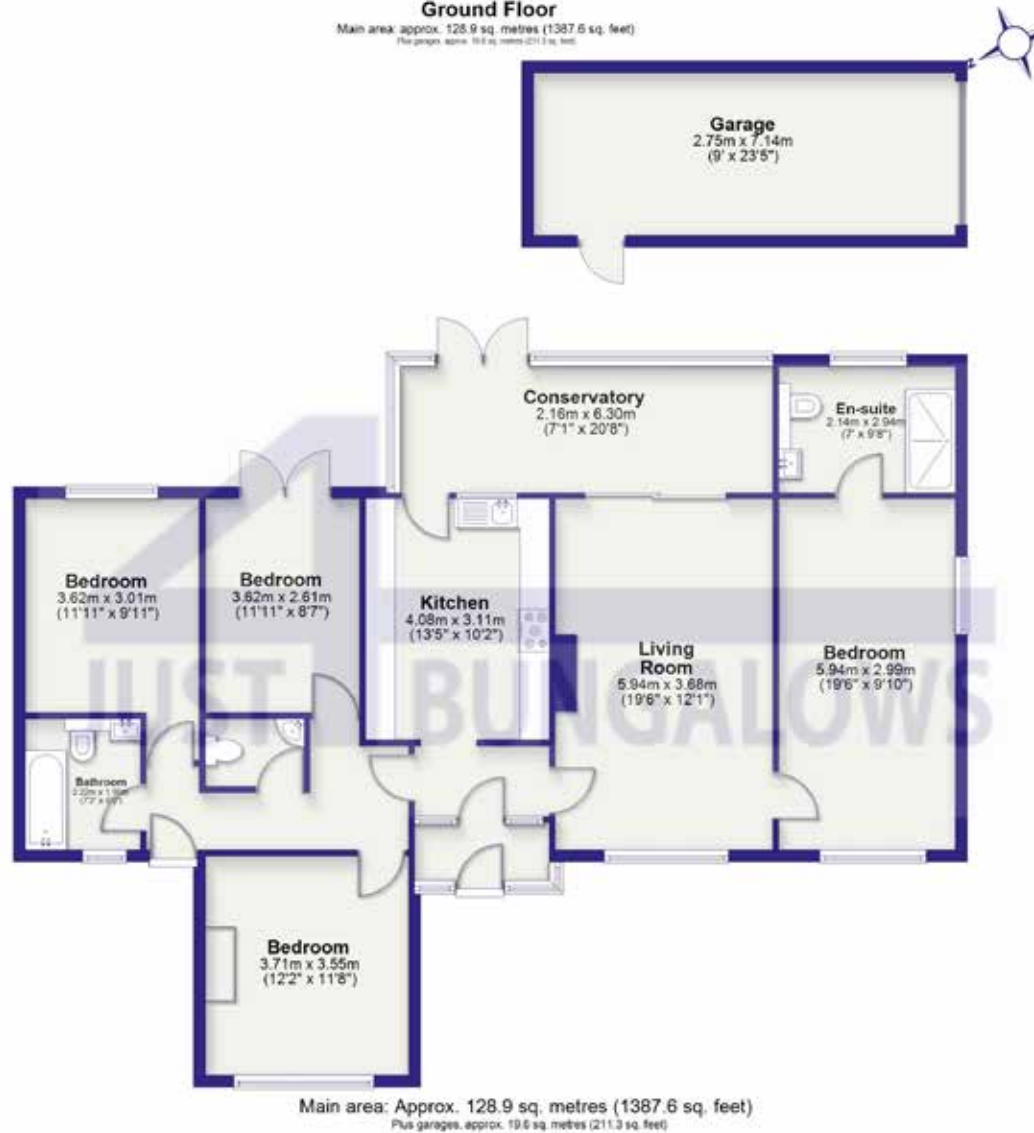
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### Ground Floor

Main area: approx. 128.9 sq. metres (1387.6 sq. feet)  
Plus garages: approx. 19.6 sq. metres (211.3 sq. feet)



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