

Lion Road
Bognor Regis, PO21 3JZ

£760,000

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MAIN FEATURES:

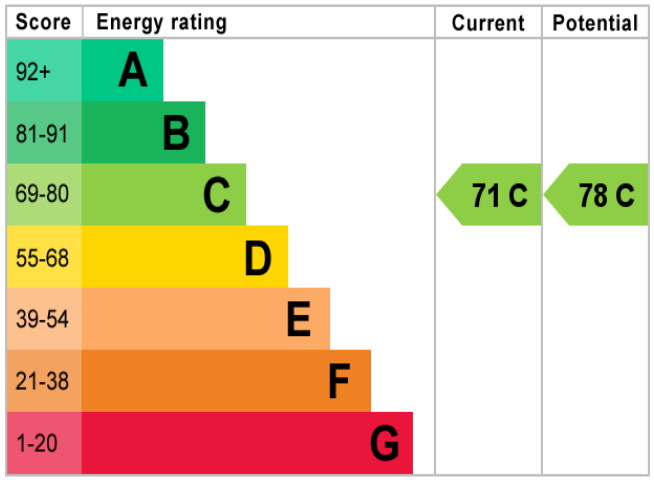
- **Beautifully Presented Detached Chalet Bungalow**
- **Self Contained Annex with Spa Room**
- **Benefitting from No Onward Chain**
- **Attractive Rear Garden**
- **Ample Off Road Parking & Detached Garage**
- **Planning Permission Granted for Change of Use - APPLICATION REF: P/176/25/PL**

Situated in the sought-after village of Nyetimber, this beautifully presented detached chalet-style home offers exceptionally spacious and versatile accommodation, ideal for larger families or multi-generational living. The ground floor boasts a welcoming entrance hall, cloakroom, cosy snug, family/dining room, breakfast room and an impressive dual-aspect lounge featuring an inglenook fireplace with log burner. Further accommodation includes a generous fitted kitchen, utility room, conservatory and ground floor bedroom. Upstairs offers three double bedrooms, including two with en-suite shower rooms, alongside a spacious family bathroom. Externally, the property benefits from extensive driveway parking, a covered carport, oversized detached garage and an attractive, enclosed west-facing rear garden. A particular highlight is the substantial adjoining annexe accommodation, comprising a lounge, fitted kitchen, three bedrooms, two shower rooms and a spa room with hot tub and sauna, offering excellent flexibility for extended family or guests.

Nyetimber provides a delightful village setting with local shops, traditional pubs and eateries. Nearby Pagham offers beautiful coastal walks and the renowned Pagham Harbour Nature Reserve, whilst historic Chichester provides excellent shopping, restaurants, cultural attractions and transport connections.

Offered with no onward chain, early internal viewing is highly recommended to appreciate this exceptional property's space, versatility and desirable location.





This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
For further information contact us:
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We're Open:
8am – 8pm 7 days a week

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