



5 Nyetimber Lane, Rose Green

Guide Price £290,000

 **Henry Adams**
estate agents

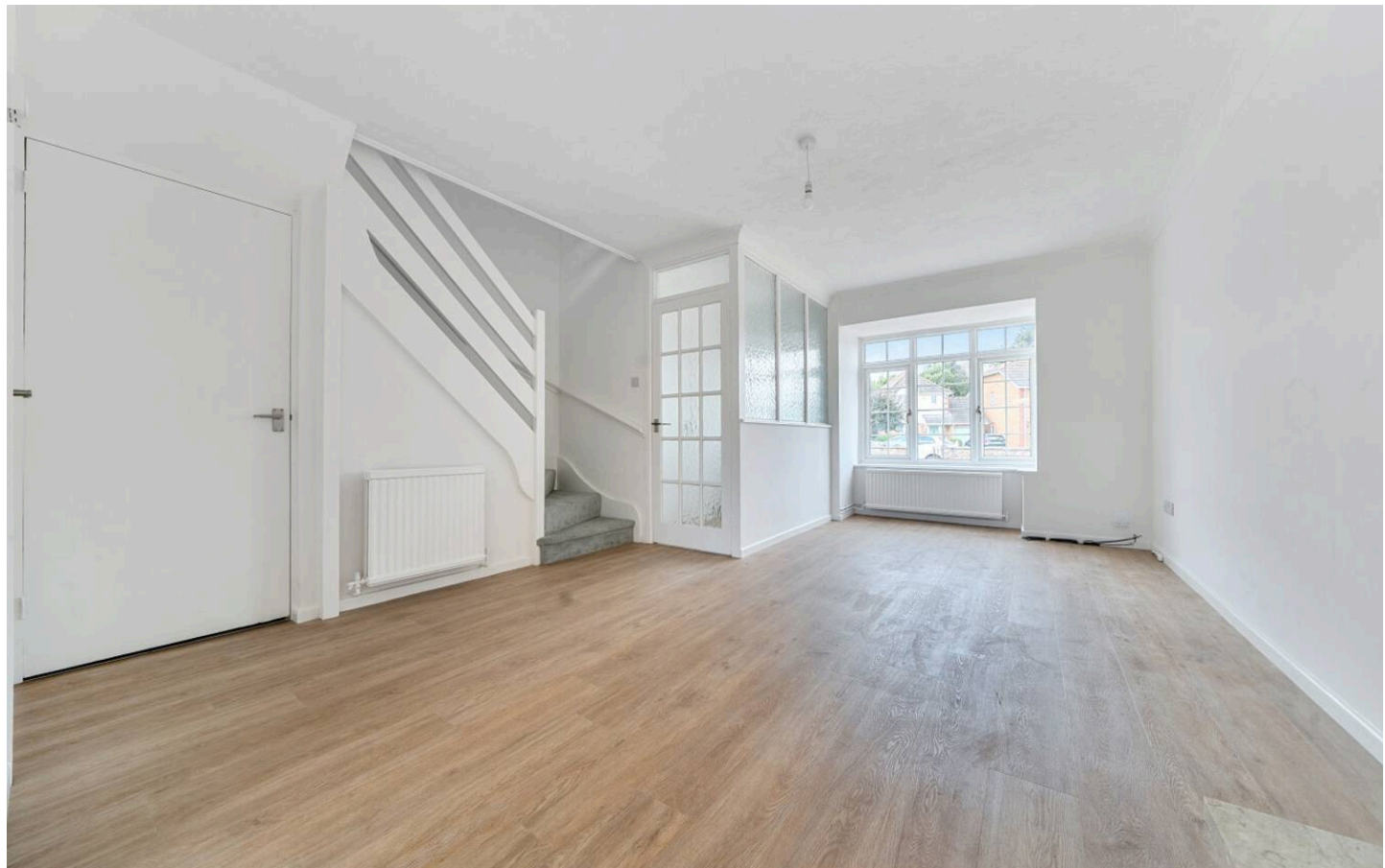
5 Nyetimber Lane

- Recently Modernised Throughout
- Large Sitting/Dining Room
- Downstairs WC
- 3 Bedrooms
- Modern Refitted Family Bathroom
- Front and Rear Garden
- Garage
- Spacious Throughout
- Located in the Heart of Rose Green Village

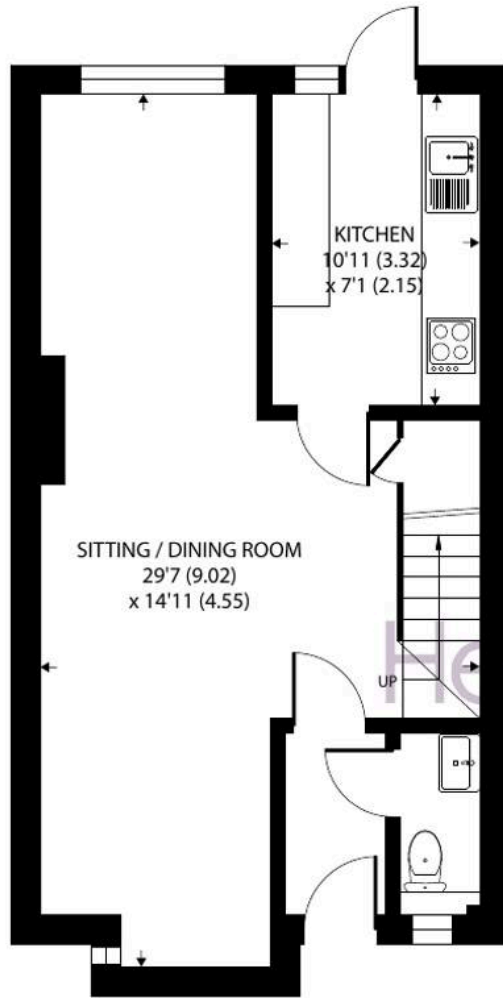
This beautifully presented three bedroom terraced house is situated in the heart of Rose Green village and has been recently modernised throughout, offering stylish and contemporary living accommodation ideally suited to families or professionals alike.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious and light-filled sitting room, which seamlessly connects to a generous dining area, creating an inviting space. The modern kitchen has been thoughtfully designed with sleek cabinetry and high-quality fittings, providing ample storage, workspace and space for white goods. A convenient downstairs WC adds to the practicality of the ground floor layout.

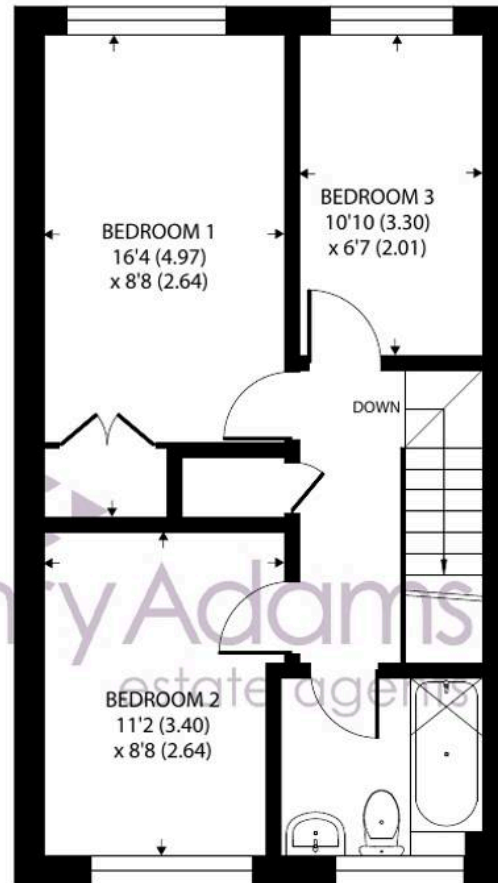
Upstairs, the property boasts three well-proportioned bedrooms, each finished with neutral décor. The recently refitted family bathroom features contemporary fixtures and fittings, including a stylish vanity unit, a bath with shower over, and elegant tiling. Additional features include a front and rear low maintenance garden and separate garage, providing secure parking or storage space, and the property's spacious design ensures a sense of comfort and flexibility throughout.



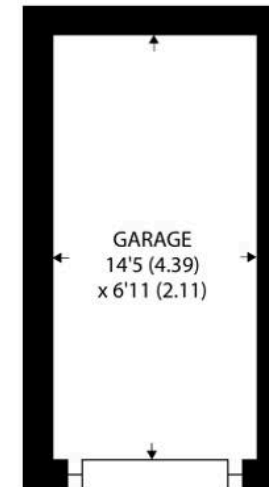




GROUND FLOOR



FIRST FLOOR



Nyetimber Lane, Bognor Regis

Approximate Area = 837 sq ft / 77.7 sq m

Garage = 100 sq ft / 9.2 sq m

Total = 937 sq ft / 87 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: 1497106

Located within easy reach of local amenities, schools, and transport links, this home combines modern convenience with a desirable village setting, making it an exceptional opportunity for those seeking a move-in ready property in a sought-after location.

Viewings are highly recommended to fully appreciate the quality and space on offer within this superbly updated terraced home.

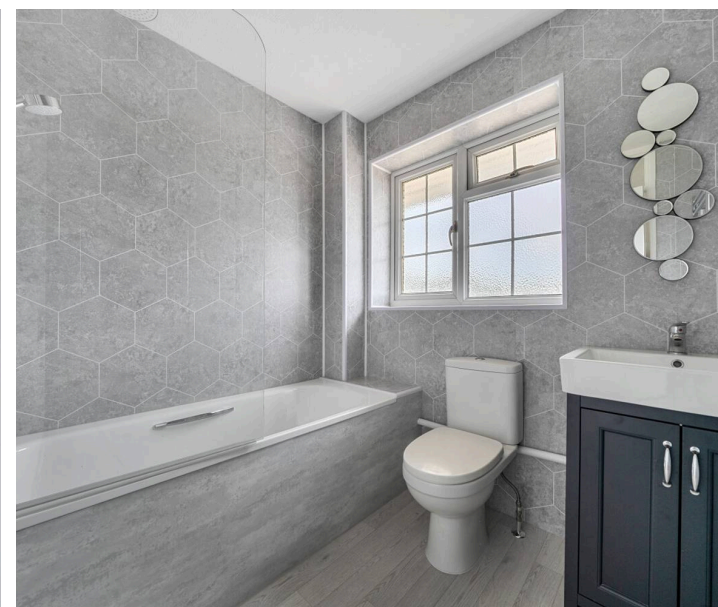
The village of Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. It offers some local facilities including a convenience food store, post office, newsagents and several public houses. Local infants and juniors schools can be found at the nearby village of Rose Green amongst other facilities. A regular bus service links the village to the nearby Bognor Regis town centre, which offers a more comprehensive range of facilities and a train link from Bognor Regis will terminate at London Victoria. The Cathedral city of Chichester can be found within seven miles and the famous Goodwood motor circuit and racecourse within ten miles of Nyetimber.

What3Words [///suffice.nipping.butlers](https://www.what3words.com/suffice.nipping.butlers)

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.