14 Wolsey Close, Nyetimber

Guide Price **£300,000**

Henry Adams
estate agents

14 Wolsey Close

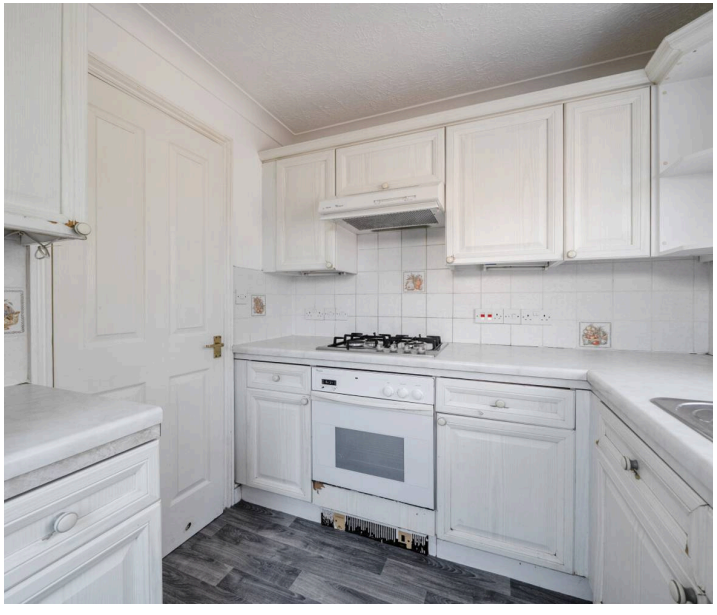
- No Onward Chain
- Spacious Sitting Room
- Conservatory
- Downstairs WC
- 3 Bedrooms
- Family Bathroom
- Driveway Parking and Garage
- Quiet Cul-de-Sac Location

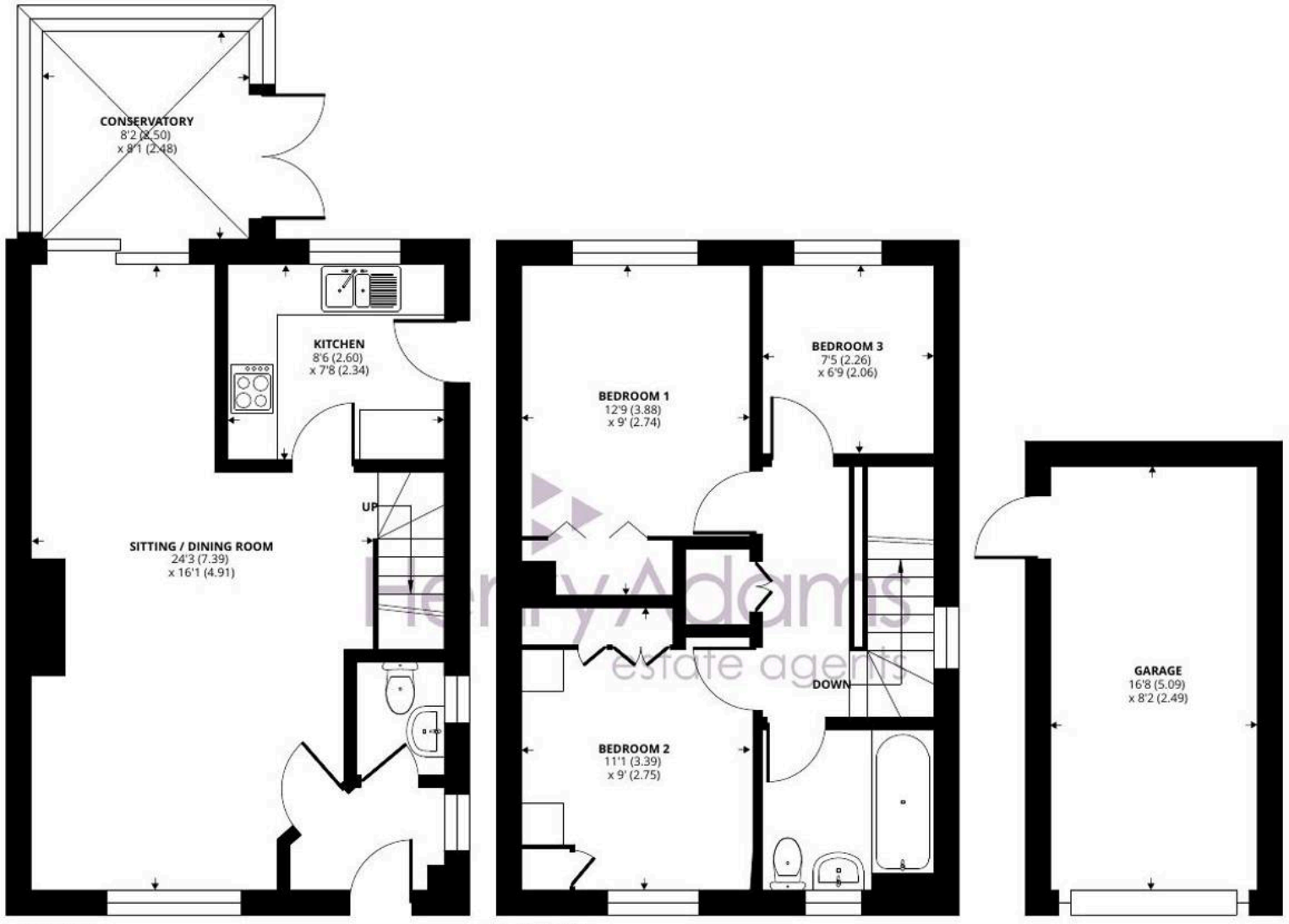
Situated in a quiet residential cul-de-sac, this three bedroom home presents an excellent opportunity for buyers looking to put their own stamp on a property while enjoying comfortable living from day one.

The accommodation offers a spacious sitting/dining room, providing an ideal space for both relaxing and entertaining, with plenty of natural light. A good sized kitchen offers ample storage and workspace, whilst the adjoining conservatory provides a versatile additional reception room overlooking the rear garden. The property has been freshly updated with new carpets throughout, giving it a clean and refreshed feel.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom, making the home well suited to first-time buyers, young families or those looking to downsize.

Externally, the home offers a well-maintained rear garden and has the added benefit of a private driveway and garage providing additional secure parking or storage.





Wolsey Close, Bognor Regis

Approximate Area = 874 sq ft / 81.1 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1010 sq ft / 93.7 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: 1497109

While the property would benefit from some cosmetic modernisation, it has been well maintained, allowing the next owner to update and improve at their own pace and create a home tailored to their own style.

Located within easy reach of local shops, schools, transport links and the seafront, this property offers fantastic potential in a popular and convenient location. Early viewing is highly recommended to appreciate the space and opportunity on offer.

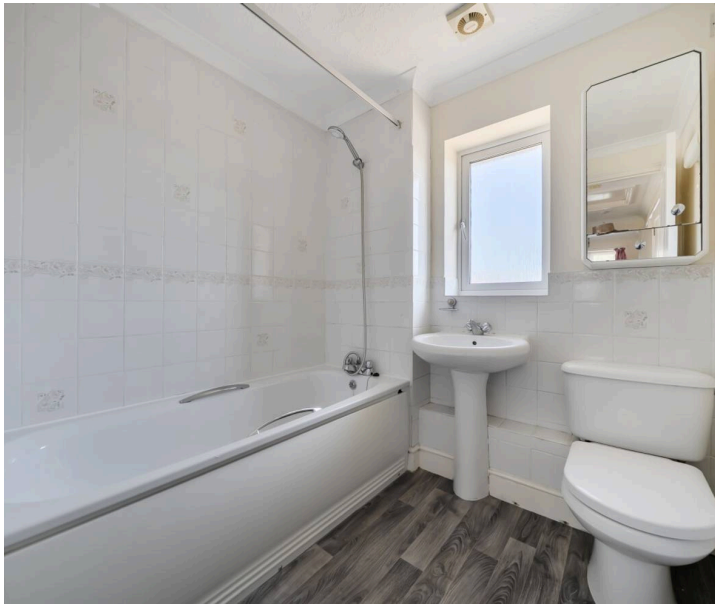
The property is conveniently situated approximately half a mile level walk from Nyetimber village centre where there is a range of local shops including a Tesco Express general store. There are three pubs in walking distance - The Lion, The Lamb and The Bear. The first two are Gastropubs. And the family traditional hotel, the Inglenook. A bus route between Chichester and Bognor Regis is just around the corner and Rose Green village is about three quarters of a mile where facilities include a pharmacy, post office, doctors surgery and library. Rose Green Infant and Junior schools are also close by.

What3Words ///trooper.lordship.behaving

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



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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.