

3 Greenlea Avenue, Nyetimber PO21 3LH

£355,000 Freehold

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

Sims Williams

Key Features

- Semi-Detached Bungalow
- Two Bedroom
- Westerly Facing Rear Garden
- Garage And Parking For Several Vehicles
- Sitting Room With Wood Burning Stove
- Versatile Dining/Sun Room
- Kitchen/Breakfast Room
- Modern Bathroom
- Set Back From Road

EPC Rating

Current = D
Potential = B

Council Tax Band

Band = C

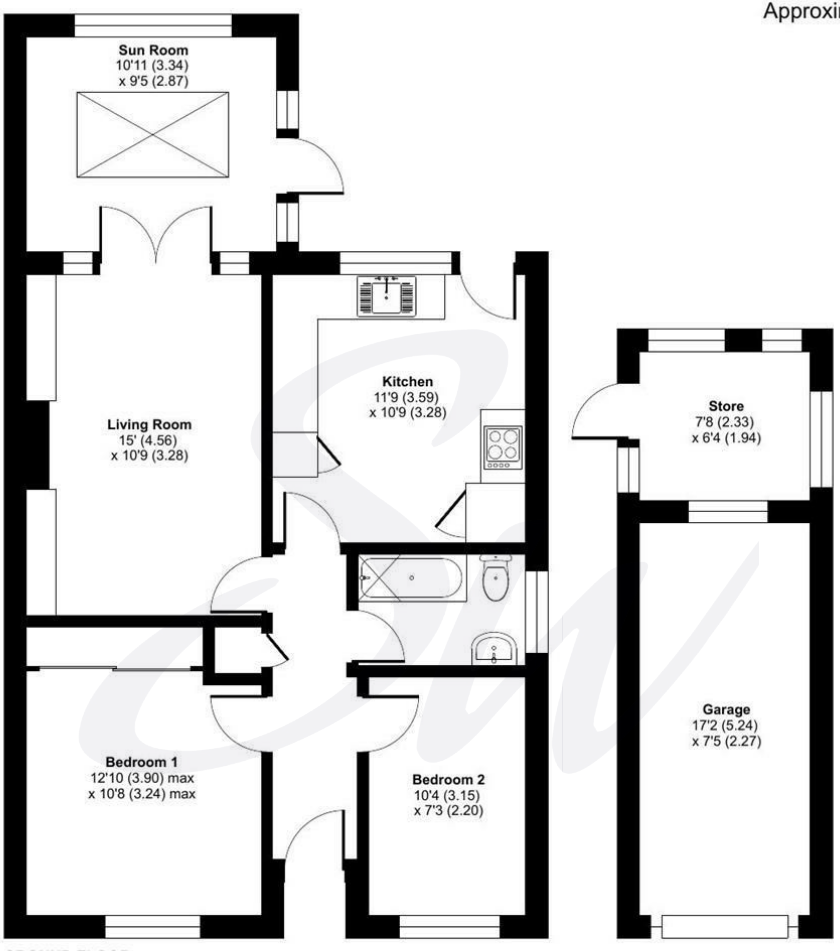
Tenure - Freehold








Approximate Area = 717 sq ft / 66.6 sq m
Garage = 129 sq ft / 11.9 sq m
Outbuilding = 49 sq ft / 4.5 sq m
Total = 895 sq ft / 83 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026
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Sims Williams

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.