



125 Nyetimber Lane, Rose Green

Guide Price £500,000







# 125 Nyetimber Lane

- Detached Cottage Style Home
- Spacious Throughout
- No Onward Chain
- 2 Reception Rooms
- Utility Room
- 3 Double Bedrooms
- Large Rear Garden
- Driveway Parking for 3/4 Vehicles
- Garage

This attractive three bedroom detached home offers a wonderful opportunity to acquire a spacious and versatile home in a sought-after location, ideal for families or those seeking generous living accommodation.

The property is presented in a charming cottage style and features a welcoming entrance hall that leads to two well-proportioned reception rooms, providing flexible options for both formal entertaining and relaxed family living. The kitchen is thoughtfully designed with ample storage and workspace, complemented by a practical utility room that adds further convenience to daily life. Each of the three bedrooms is a comfortable double, ensuring plenty of space for family members or guests, and all benefit from natural light and a peaceful ambience. The property also includes a family bathroom, finished to a high standard, and additional storage throughout, contributing to the overall sense of space and functionality.

Practicality is further enhanced by a private driveway with parking for three to four vehicles, as well as a garage that offers secure storage or potential for further development, subject to the necessary consents.

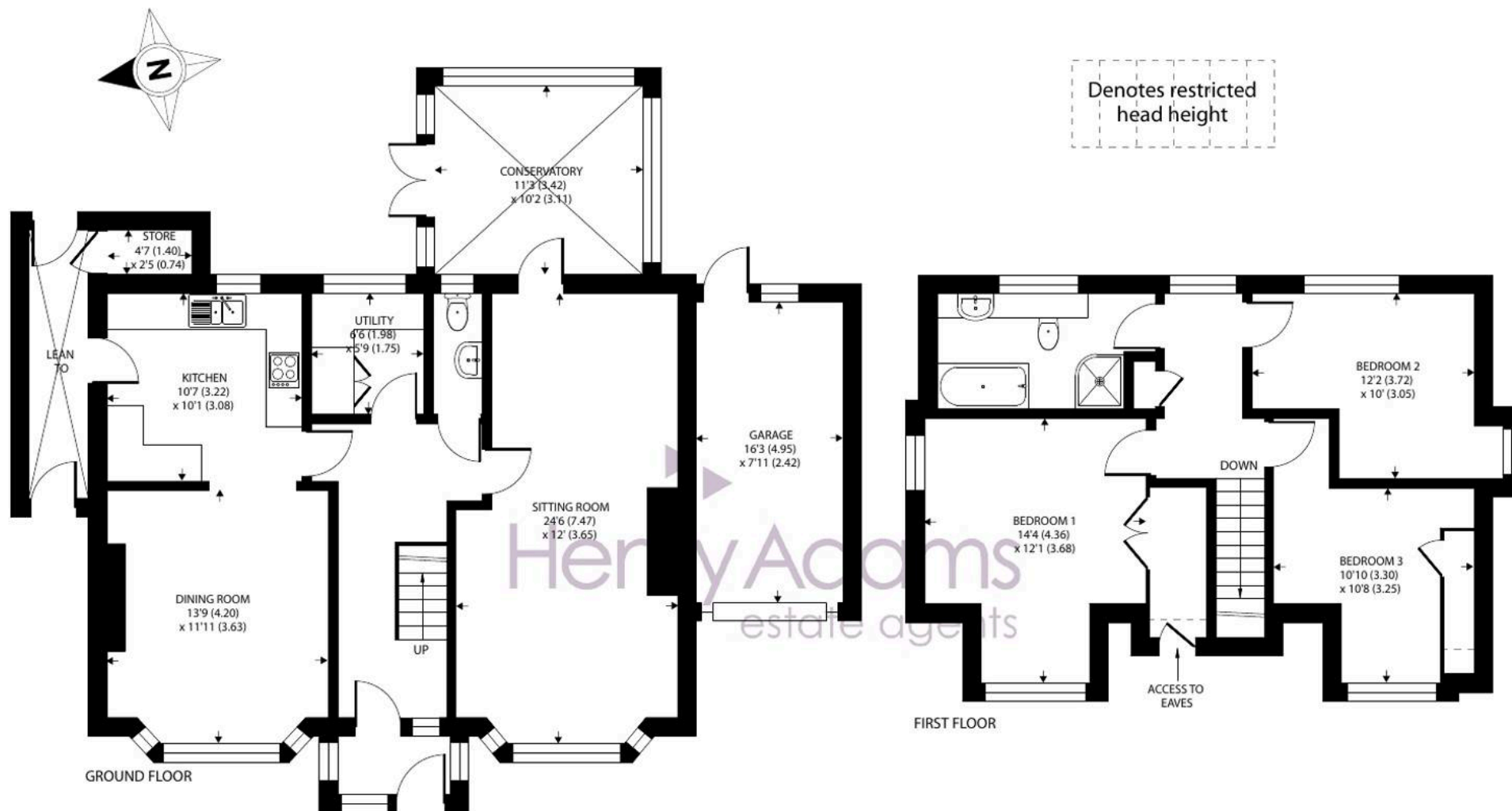












## Nyetimber Lane, Bognor Regis

Approximate Area = 1438 sq ft / 133.5 sq m (excludes lean-to)

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 129 sq ft / 11.9 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 1584 sq ft / 146.9 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: 1464868



The home is offered with no onward chain, allowing for a smooth and swift transaction for prospective buyers. Throughout, the interiors are well maintained and decorated in neutral tones, creating a welcoming environment that is ready to move into while also offering scope for personalisation.

This delightful detached home combines traditional charm with modern comforts, making it an ideal choice for those seeking a long-term residence with ample room to grow. Situated in a desirable area with convenient access to local amenities, schools, and transport links, this property represents a rare opportunity to secure a substantial home with considerable appeal. Early viewing is highly recommended to fully appreciate the size, layout, and potential of this unique cottage style property.

The villages of Nyetimber and Rose Green are 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 [///task.rafters.covertly](https://www.what3words.com/rafters.covertly)

Tenure: Freehold & Council Tax band: E

EPC Energy Efficiency Rating: D







## Henry Adams - Bognor and Aldwick

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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.