



18 Manor Park

Nyetimber | Bognor Regis | West Sussex | PO21 3JS

Price £325,000

Freehold

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SU325 - 04/26

Features

- 3 Bed Mid Terrace House
- Sought After Cul-De-Sac Setting
- Open Plan Living/Dining Room Plus Sun Room
- Ground Floor Cloakroom & Generous Bathroom (2 wcs in total)
- Double Glazing & Gas Heating System (Radiators)
- Fully Enclosed Rear Garden
- Garage En-Bloc
- NO ONWARD CHAIN
- 1,054.5 Sq Ft / 98 Sq M

Set back from the road in a favoured residential cul-de-sac, with an outlook to the front towards a greensward, this delightful mid-terrace house is offered for sale with no onward chain.

Manor Park is a delightful non through road setting, adjacent to Pagham Football club and near to the amenities in Nyetimber village which include three public houses (The Bear, The Lamb and The Lion), along with The Inglenook Hotel & Restaurant and a range of convenience stores.

The accommodation in brief comprises entrance lobby, ground floor cloakroom/wc, open plan 'L' shaped living/dining room, rear sun room/conservatory, kitchen, first floor landing, three bedrooms and a generous family bathroom.

The property also offers double glazing, a gas heating system via radiators, a balcony, a fully enclosed rear garden and a garage en-bloc.

The double glazed front door leads into an entrance lobby with two built-in shelved storage cupboards. Doors lead from the lobby to the living room and the ground floor cloakroom with wash basin, low level wc, tiled splash-back and window to the front.

The main living/dining room is a generous open plan space, with the living room area having a window to the front and fireplace with electric fire, while the dining area has a sliding double glazed patio door to the rear leading into the adjoining sun room, which has windows to both sides and rear, tiled floor, an insulated roof, radiator and double glazed door to the side, providing access into the rear garden.

From the open plan living/dining room, a carpeted easy-rise staircase with handrail and useful under stair cupboard rises to the first floor landing, while a doorway leads to the kitchen, which is positioned at the rear of the property and boasts base, drawer and wall mounted units, along with fitted roll edge work surfaces, integrated electric hob with oven under, space and plumbing for a washing machine, space for a free-standing fridge/freezer, tiled walls and flooring, a wall mounted modern Worcester gas boiler and window and door to the rear.





The first floor landing has an access hatch to the loft space and doors to the three bedrooms and bathroom.

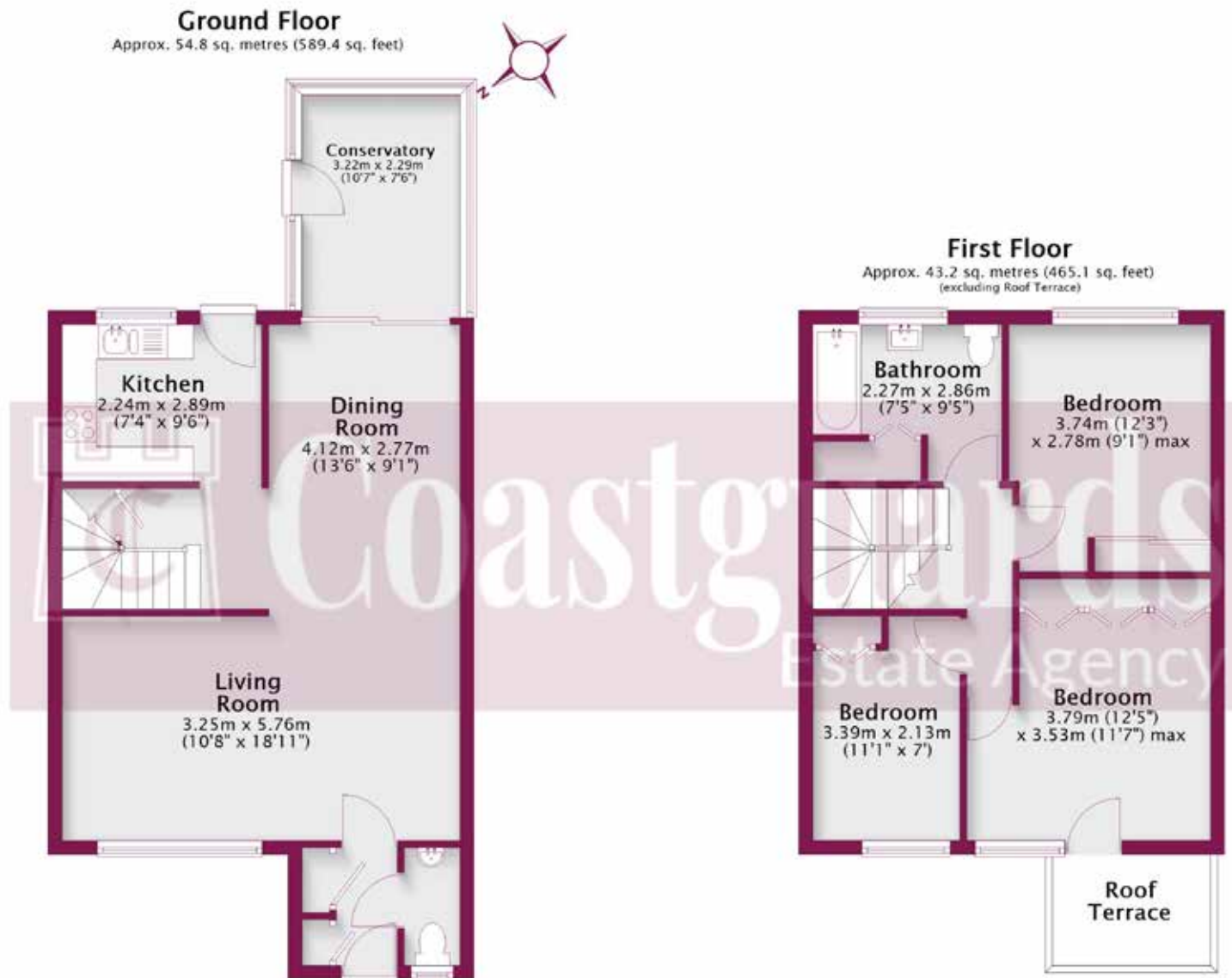
Bedroom 1 is positioned at the front of the property with three double wardrobes to one wall and a window and double glazed door to the front providing access onto a balcony with metal balustrade.

Bedroom 2 has a window to the rear and fitted mirror fronted sliding double wardrobe, while bedroom 3 has a window to the front and built-in double wardrobe.

The generous bathroom has a bath with shower over and fitted shower screen, mixer tap/shower attachment, pedestal wash basin, low level wc, tiled walls, large built-in airing cupboard housing the lagged hot water tank and a window to the rear.

Externally, there is an open plan front garden with lawn and an array of established shrubs. The rear garden has a paved terrace accessed from the kitchen and sun room, an external tap, a small area of lawn, established shrubs and small timber storage shed at the rear. There is a garage en-bloc located opposite the property.

Current EPC Rating: C (71) **Council Tax:** Band D £2,420.58 p.a. (Arun District Council / Pagham 2026 -2027)



Total area: approx. 98.0 sq. metres (1054.5 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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