

WHITLOCKS
ESTATE AGENTS

Malvern Way, Nyetimber, Bognor Regis

Guide Price £270,000







Guide Price £270,000 – £280,000

Village life in the heart of Nyetimber, with local amenities close by and the beach within easy reach. Tucked away towards the end of a popular cul-de-sac, this three bedroom semi-detached home has a kitchen/dining room that opens straight onto a low-maintenance rear garden, a comfortable sitting room and the added benefit of a separate garage.

The ground floor begins with a welcoming entrance hall leading through to a comfortable sitting room, providing an inviting space for everyday relaxation. To the rear is the fitted kitchen and dining room, offering a practical range of storage and preparation space together with room for family dining. This sociable area is well suited to both everyday living and entertaining, with direct access onto the rear garden creating a pleasant connection between the internal and external spaces.

Upstairs, a central landing provides access to three bedrooms. The principal bedroom is a generous double benefiting from built in storage, while the second bedroom is also a good sized double with fitted storage. The third bedroom offers excellent flexibility and could be used as a single bedroom, nursery, guest room or dedicated home office depending on individual requirements.

A family bathroom completes the first floor accommodation. Outside, the enclosed rear garden has been designed for easy maintenance and provides a pleasant setting for outdoor seating, relaxing and entertaining. Both side and rear access add further practicality.

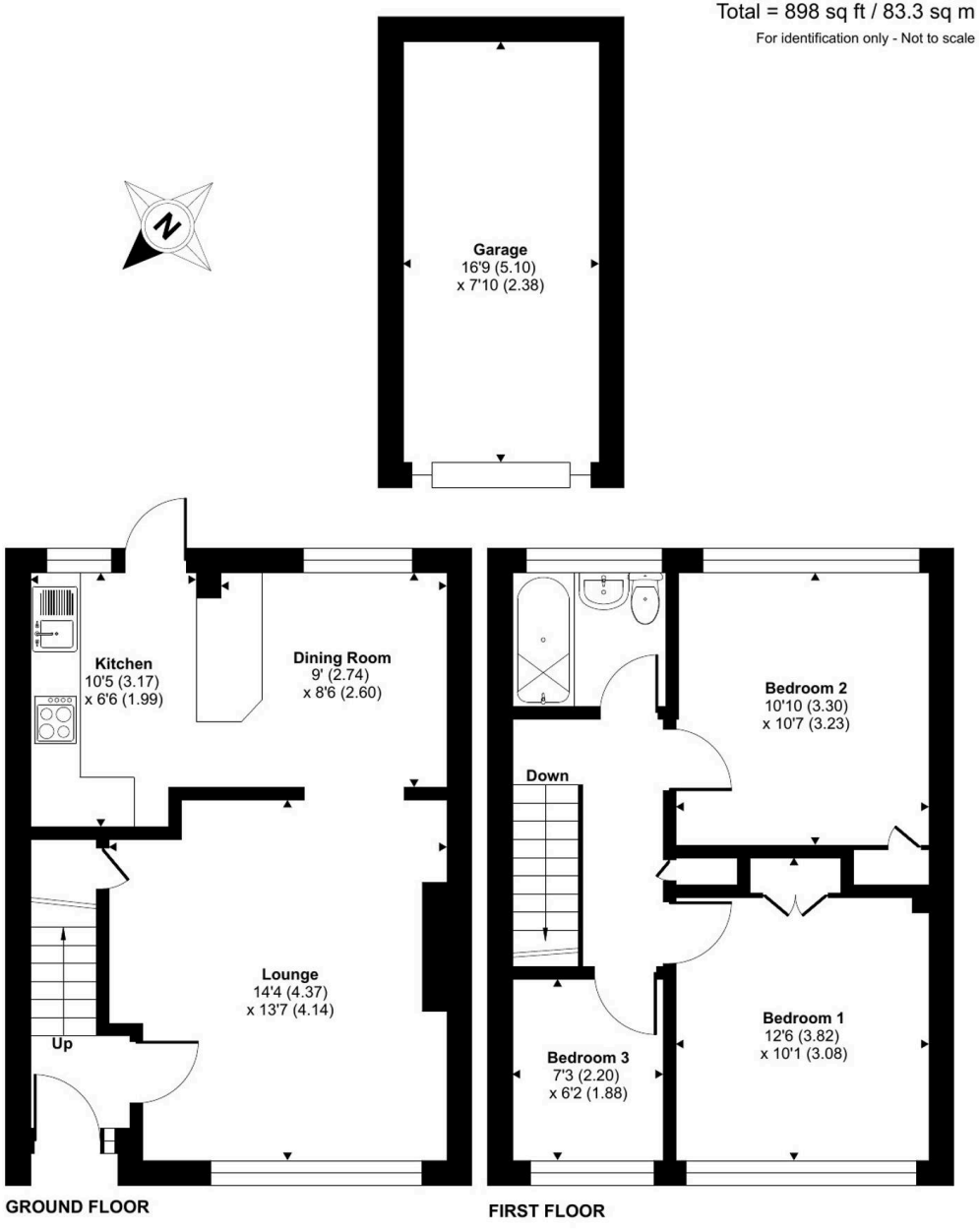
To the front, a neatly maintained lawn and paved pathway create an attractive approach to the property, while the separate garage provides useful additional parking or storage. Combining a practical layout with three bedrooms, private outside space and a garage, this appealing home offers comfortable living in a desirable Nyetimber setting close to the coast.

Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village where the Sea Front, Harbour and Nature Reserve can be found. The historic Village has a variety of amenities including Convenience Stores, a Post Office, a Tea Shop, a Hairdressers and many more. Nyetimber offers fantastic transport links and is within close proximity to the seaside Town Bognor Regis and the Cathedral City of Chichester. Our office is also positioned within the heart of the Village.

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.

Malvern Way, Bognor Regis, PO21

Approximate Area = 768 sq ft / 71.3 sq m
Garage = 130 sq ft / 12 sq m
Total = 898 sq ft / 83.3 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 Whitlocks Estate Agents. REF: 1408481



Whitlocks Estate Agents

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Council Tax band: C
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: