



Robyn Hode, 249 Pagham Road
Nyetimber | Bognor Regis | West Sussex | PO21 3QB

Guide Price £850,000
Freehold

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PE850 - 05/26

Features

- Superbly Appointed Detached Historic Cottage Residence
- Reputed to Date Back To The 17th Century
- Heart Of Village Setting Close To Amenities & Bus Routes
- Highly Versatile Accommodation With Annex Potential
- Generous Walled Rear Garden
- Secure On-Site Parking
- 1,436 Sq Ft / 133.4 Sq M

Positioned right in the heart of Nyetimber Village on the western outskirts of Bognor Regis and approx 6 miles south of the historic city of Chichester, this superbly appointed detached two storey residence is an incredibly rare find. Reputed to originally date from the 17th century and featured in historical archives relating to the area, the property has been tastefully and sympathetically improved throughout the years to create what can only be described as a truly unique home, combining enormous character with the modern comforts expected today.

The highly versatile accommodation comprises: porch, entrance hall, kitchen/breakfast room, separate dining room, generous living room with Inglenook style fireplace with log burner, ground floor bathroom, first floor landing, principal bedroom with en-suite shower room and two further first floor double bedrooms. In addition, there is a ground floor large vaulted studio room (former barn), which lends itself to a multitude of uses and boasts a fitted kitchen and en-suite bathroom.

The property boasts enormous character with exposed beams and sash windows where stated, along with a modern gas heating system via radiators, secure on-site parking and a truly delightful, generous, westerly walled rear garden.

Double glazed bespoke double doors with natural light panelling over, lead into the entrance porch with tiled flooring and courtesy lighting. A part glazed inner front door, in turn, leads into the hallway with feature exposed brick walls and a carpeted staircase with handrail/balustrade to the first floor, with large under-stair recess. Doors lead from the hallway to the kitchen, dining room, living room and bathroom.

The kitchen/breakfast room is positioned at the rear of the property and boasts a comprehensive range of fitted units and work surfaces with a ceramic single drainer sink unit, integrated 4 burner gas hob with hood over and oven under, tiled splash-back surround, integrated dishwasher, spaces for an under-counter fridge and freezer, second single drainer stainless steel 1 1/2 bowl sink unit, cupboard housing the wall mounted gas combination boiler (installed 2020), feature chimney breast with recessed storage units and work surfaces, tiled flooring, space for a table and chairs, along with a window to the side, two windows to the rear and bespoke stable door to the side, providing access into the rear garden.

The dining room is positioned at the front of the property and is a dual aspect room with sash windows to the front and side, exposed wood flooring, feature exposed brick fireplace/chimney breast and exposed beam to the ceiling.





The main living room is of a generous size with sash window to the front, feature exposed brick Inglenook style fireplace with wood burning stove, exposed wood flooring, a feature open plan bay style sun room to the rear with double glazed windows to the side and rear and double glazed door providing access to the rear garden, along with two sash windows to the rear and exposed ceiling beam.

A wide bespoke door leads from the living room into a superb vaulted studio (former barn), which lends itself to a multitude of uses and boasts wood flooring, exposed beams, four skylight windows, French doors with flank panelling to the side, providing access to the forecourt, along with fitted storage cupboards and a kitchen area boasting units and work surfaces, integrated electric hob with hood over and oven under, Butler style sink unit, space for under counter appliances and modern wall mounted electric consumer unit. A door leads into a bathroom adjacent to the kitchen area, which boasts a roll top claw bath with central mixer tap/shower attachment, pedestal wash basin, close coupled wc and exposed painted brick and flint walls with exposed beams.

In addition, the ground floor offers a second bathroom positioned at the rear of the property, adjacent to the kitchen/breakfast room, with a white suite of P-shaped bath with shower over and fitted shower screen, pedestal wash basin and close coupled wc, tiled flooring and splash-back, heated towel rail and window to the rear.

The first floor has a small landing with window to the rear and an access hatch over the stairs to the loft space. Doors lead from the small landing to the principal bedroom and an inner landing, which has doors to bedrooms 2 and 3, picture rail surround and sash windows to the rear.

The principal bedroom has a sash window to the front and side, exposed wood flooring, a feature fireplace and door to an en-suite shower room with wash basin with storage under, close coupled wc, tiled shower recess with fitted shower, tiled splash backs and flooring, heated towel rail and extractor.

Bedroom 2 is a delightful guest double bedroom with vaulted ceiling with exposed beams, exposed wood flooring and sash window to the rear. Bedroom 3 is also a good size double room with sash window to the front, exposed wood flooring, picture rail surround and built-in wardrobe/storage cupboard.



Externally, the property sits behind a flint wall with a five bar gate leading into a gravel forecourt, providing secure parking for approximately three vehicles.

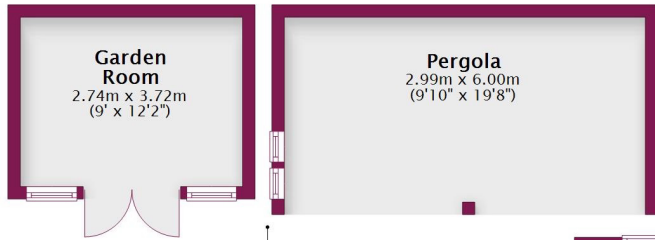
The westerly walled rear garden is a superb feature of this delightful home boasting paved terraces, a generous lawn, well stocked established beds and borders, strategically placed trees providing screening from neighbouring properties, a brick store, covered decked dining area, additional covered area and a modern double glazed studio/cabin/summer house with power. A pathway with gate to the side of the property leads to the front.

Current EPC Rating: E (47)

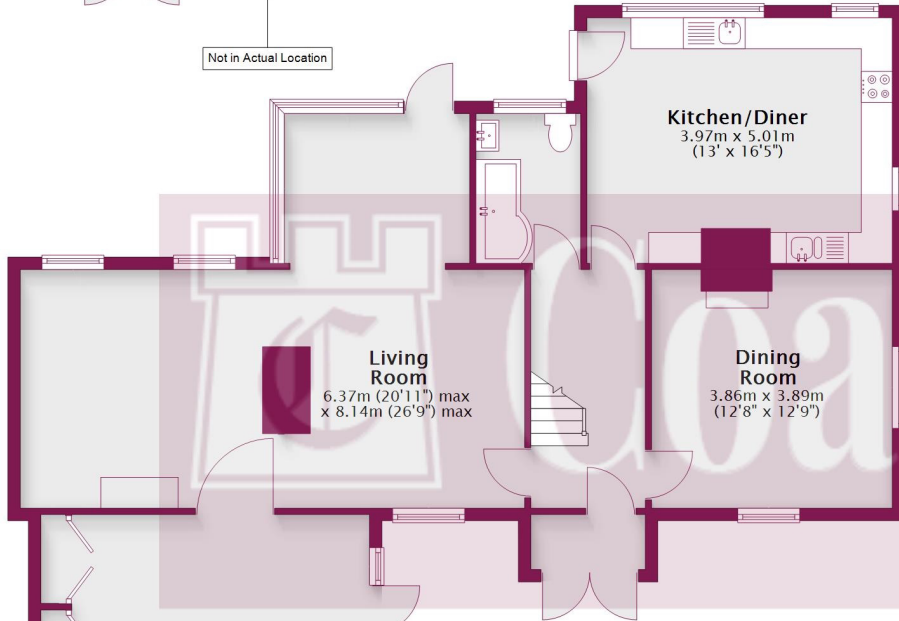
Council Tax: Band F £3,496.39 (Arun District Council / Pagham 2026 - 2027)

Ground Floor

Main area: approx. 133.4 sq. metres (1436.0 sq. feet)
Plus outbuildings, approx. 28.1 sq. metres (302.8 sq. feet)

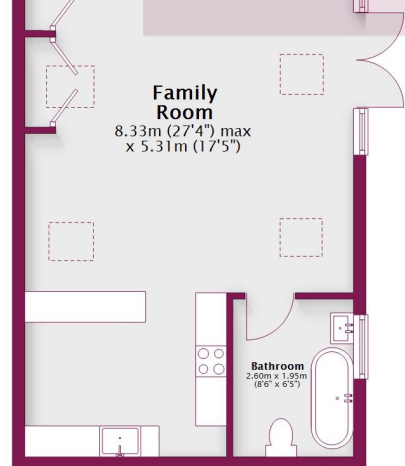
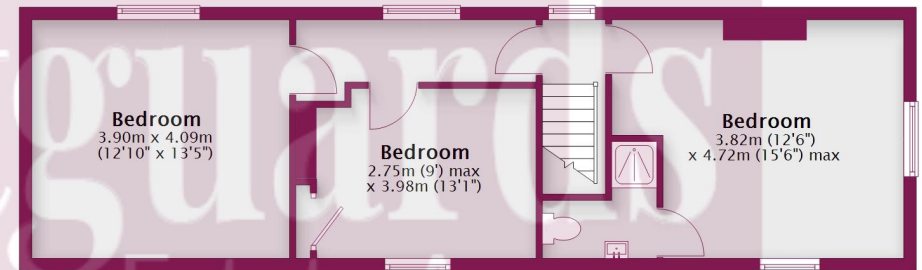


Not in Actual Location



First Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



Main area: Approx. 187.8 sq. metres (2021.9 sq. feet)

Plus outbuildings, approx. 28.1 sq. metres (302.8 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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