



125 Nyetimber Lane

Aldwick | Bognor Regis | West Sussex | PO21 3HP

Guide Price £575,000

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Features

- Detached Two Storey Chalet Style House
- Highly Versatile Accommodation
- 3 Bedrooms & 2 Separate Receptions
- Double Glazed Conservatory
- Cloakroom & Bathroom (2 w.cs)
- Double Glazing & Gas Fired Central Heating (Radiators)
- Generous Rear Garden
- On-Site Parking & Garage
- No Onward Chain
- 1412.1 Sq Ft / 131.2 Sq M

Offered For Sale with No Onward Chain, this detached older style two storey residence is situated in a popular location close to amenities in Rose Green including doctors surgery, library, infant and junior schools. The deceptive accommodation in brief comprises porch, hallway, cloakroom, kitchen, utility room, dining room, through living room, conservatory and covered side passage on the ground floor, while the first floor boasts a landing, three bedrooms and generous bathroom.

The property also offers double glazing, a gas heating system via radiators, on-site parking for several vehicles, an attached garage and a generous established rear garden.

The property is approached at the front via double gates which lead into a generous gravel forecourt with mature trees and shrubs providing privacy. The front door opens into a double glazed porch with an inner door with flank natural light window leading through into a central hallway with staircase with handrail/balustrade to the first floor with useful under-stair storage cupboard housing the electric consumer unit and electric meter, strip-wood doors lead from the hallway to the kitchen, utility room, living room and ground floor cloakroom which has a white suite of close coupled w.c, pedestal wash basin and window to the rear.

The kitchen is positioned at the rear of the property and provides a range of matching fitted units, roll edge work surfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated electric hob with concealed hood over and oven under, space and plumbing for a dishwasher, space for a fridge/freezer, double glazed window to the rear and double glazed door with flank panel to the side leading into a useful covered side passage with double glazed doors to the front and rear and built-in storage cupboard housing the Veissman wall mounted gas boiler .

From the kitchen an archway leads the into the adjoining dining room which has a feature bay window to the front and feature decorative fireplace. Adjacent to the kitchen is the separate utility room which has a window to the rear, fitted work-surface with space and plumbing for a appliances under and useful fitted double storage cupboard.

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The through living room is of a good size with feature bay window to the front, log burning stove, recessed into the chimney breast on a stone paved hearth and double glazed patio doors to the rear leading through into the generous pitched roof double glazed conservatory with radiator which provides access into the rear garden via double glazed French doors to the side.

The first floor has a landing with window to the rear overlooking the generous rear garden and built-in airing cupboard housing the hot water cylinder.

Bedroom 1 is a dual aspect room with a dormer style window to the front, window to the side and built-in walk-in wardrobe with access to the eaves storage at the front and an access hatch to the loft space.

Bedroom 2 is positioned at the rear and is also a dual aspect room with windows to the rear and side while bedroom 3 has a dormer style window to the front and built-in good size wardrobe.

In addition, the first floor offers a generous bath/shower room with corner shower enclosure with fitted shower, shaped panel bath with mixer tap/shower attachment, wash basin inset into surround with storage under, enclosed cistern w.c, ladder style heated towel rail, tiled walls and window to the rear.

The garage has an up and over door at the front, power, light and door at the rear.

The generous rear garden is a real feature of this delightful home providing a paved sun terrace, expanse of lawn, mature trees, shrubs and bushes, timber summer house and a greenhouse.



To arrange a viewing contact 01243 267026



Main area: Approx. 131.2 sq. metres (1412.1 sq. feet)

Plus garages, approx. 12.0 sq. metres (128.7 sq. feet)
Plus lean-to, approx. 5.4 sq. metres (58.1 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.

Plan produced using PlanIt.



Current EPC Rating: D (66)

Council Tax: Band E - £2,816.58 (Arun District Council / Aldwick 2025 - 2026)



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