

Asking Price  
£435,000  
Freehold

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7 The Nyetimbers, Nyetimber, Bognor Regis, PO21 3LD

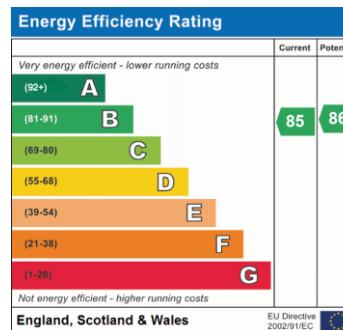


**Book a Viewing**

Call: 01243 861344

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## What the agent says... Material Information:

A chance to purchase a superbly presented, spacious and versatile family home set in a quiet cul-de-sac within the sought-after village of Nyetimber.

Arranged over two floors with an array of benefits including solar panels, a large sun balcony for those warm, sunny days, downstairs bathroom/WC, study/potential further bedroom if required, conservatory, ample parking and a good size garden.

The ground floor accommodation comprises entrance hall, large living room, kitchen with integrated units, utility room, conservatory, study and bathroom/WC. Upstairs are three bedrooms with the balcony leading off the main bedroom and a shower room. Previously two bedrooms have been made into one (Bedroom 2) and it would be straightforward to reinstate as two separate bedrooms if required.

Nyetimber village has a variety of facilities including shops, restaurants and pubs. The beach and nature reserve at Pagham are also very close by.

Council Tax: Arun District Council Band E  
Property Type: Purpose Built

Property Construction: Standard  
Electricity, Water, Drainage Supply: Mains  
Heating: Gas  
Parking: Garage & Off-Road Parking

On 24/10/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	18 mbps	1 mbps
Superfast	✓	76 mbps	19 mbps
Ultrafast	X		

Mobile	Indoor	Outdoor
EE	Voice Likely	Data Limited
Three	Limited	Limited
O2	Likely	Likely
Vodafone	Likely	Likely

**Anti Money Laundering** checks at £36 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarks Website for further details.

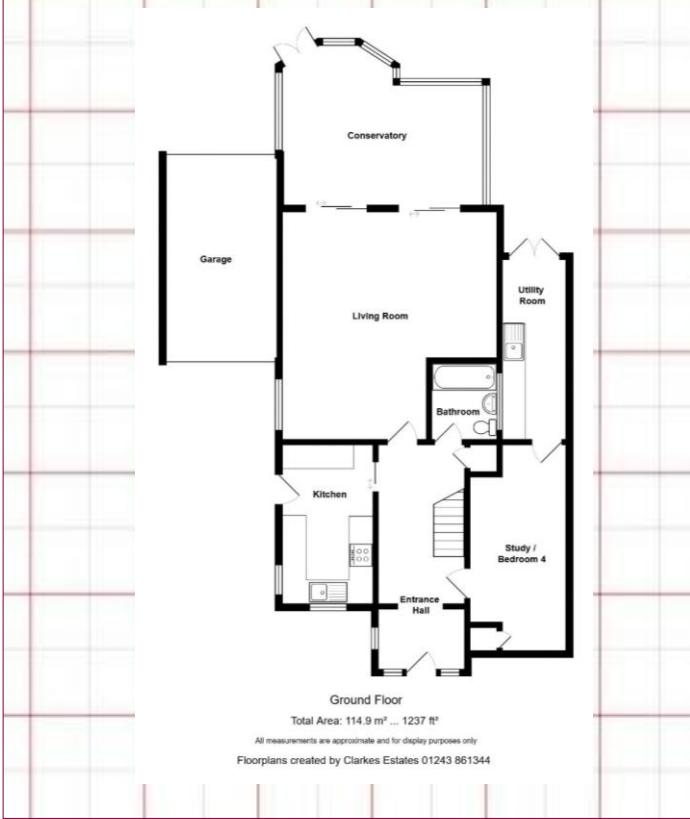
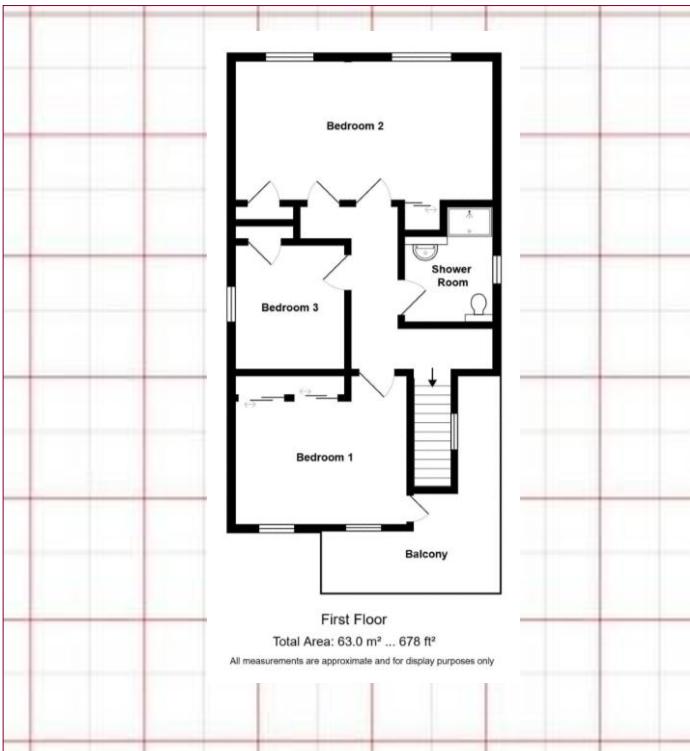
- Link Detached Family Home
- Solar Panels
- 3/4 Bedrooms
- Living Room & Conservatory
- Kitchen & Utility Room
- Garage & Off Road Parking



## Accommodation

### Ground Floor

Entrance Hall  
Kitchen - 4.11m x 2.33m (13'5" x 7'7")  
Study / Potential Bedroom 4 - 5.3m x 2.48m (17'4" x 8'1")  
Living Room - 5.91m x 5.57m (19'4" x 18'3")  
Conservatory - 5.23m x 4.18m (17'1" x 13'8")  
Bathroom  
Utility Room - 4.06m x 1.64m (13'3" x 5'4")



### First Floor

Bedroom 1 - 3.71m max x 2.26m max (12'2" x 7'4")  
Balcony - 5m max x 4.75m max (16'4" x 15'7")  
Bedroom 2 - 5.43m x 3.02m (17'9" x 9'10")  
Could be reconfigured as two separate bedrooms with the following dimensions:  
3.02m x 2.38m (9'10" x 7'9")  
3.07m x 3.02m (10'0" x 9'10")  
Bedroom 3 - 2.69m x 2.38m (8'9" x 7'9")  
Shower Room

### Garage

