



8 Boleyn Drive, Nyetimber PO21 3LG

£400,000 Freehold



3 Bedrooms



2 Bathroom



3 Reception Rooms

Sw

Sims Williams

Key Features

- Link Detached House
- Three Double Bedrooms
- Principal Bedroom With En Suite
- Underfloor heating
- Open Plan Lounge/Dining Room
- Garden Room
- Home Office/Snug
- Private Garden
- Off Road Parking

EPC Rating

Current = C

Potential = C

Council Tax Band

Band = D

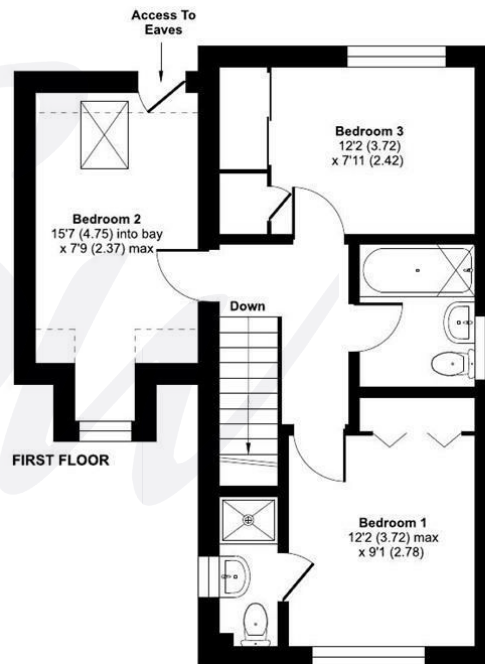
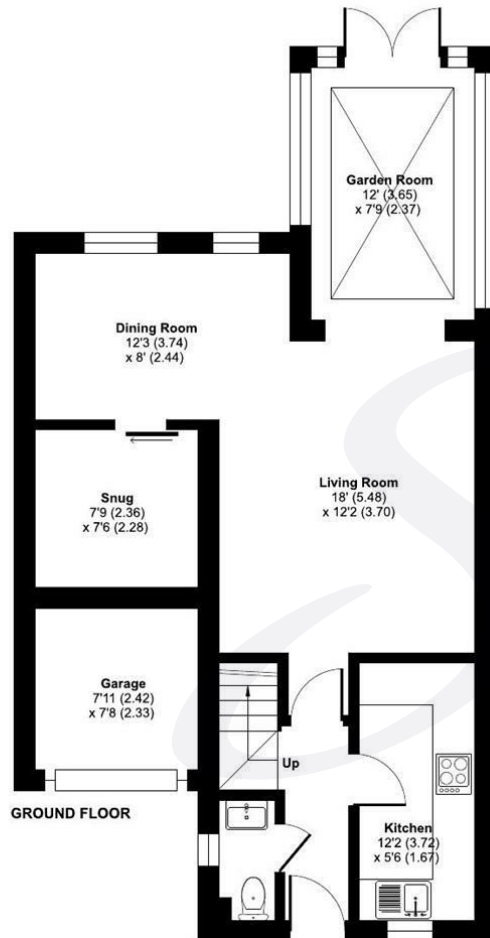
Tenure - Freehold





Approximate Area = 1027 sq ft / 95.4 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Garage = 59 sq ft / 5.4 sq m
Total = 1104 sq ft / 102.4 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026.
Produced for Sims Williams. REF: 1509677





simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

bognor-regis@simswilliams.co.uk

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.