



**9 Ledbury Way, Nyetimber**

Guide Price **£400,000**

## 9 Ledbury Way

- Extended Semi-Detached House
- Fully Fitted Kitchen with Open Plan Dining Room
- Bi-Fold Doors to Rear Garden
- Ground Floor WC
- Three Double Bedrooms
- Modern Family Bathroom
- Driveway offering Ample Parking
- Quite Cul-De-Sac Location
- Generous Garden

This impressive three bedroom semi-detached house is situated in a quiet cul-de-sac, offering a peaceful setting while remaining convenient for local amenities and transport links.

The property has been thoughtfully extended to provide spacious and versatile accommodation, ideal for modern family living. Upon entering, you are welcomed into a bright hallway that leads to the heart of the home, the open plan sitting room and dining room which seamlessly leads into the fully fitted kitchen, creating a sociable and inviting space for family meals or gatherings. Bi-fold doors at the rear of the dining room allow for an abundance of natural light and a seamless connection to the outdoors.

Upstairs, there are three well-proportioned double bedrooms, each offering ample space for furnishings and storage, all served by the family bathroom. Additional benefits include a private driveway that offers ample parking for multiple vehicles, as well as a garage that provides further storage or the potential for a workshop or conversion subject to the necessary permissions.









## Ledbury Way, Bognor Regis

Approximate Area = 1056 sq ft / 98.1 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1190 sq ft / 110.5 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). © ntechcom 2026. Produced for Henry Adams. REF: 1471100

The property's layout and features have been designed with both comfort and practicality in mind, ensuring a home that meets a variety of lifestyle needs.

This extended semi-detached house represents an excellent opportunity for buyers seeking a spacious home in a desirable residential location. Early viewing is highly recommended to appreciate the accommodation.

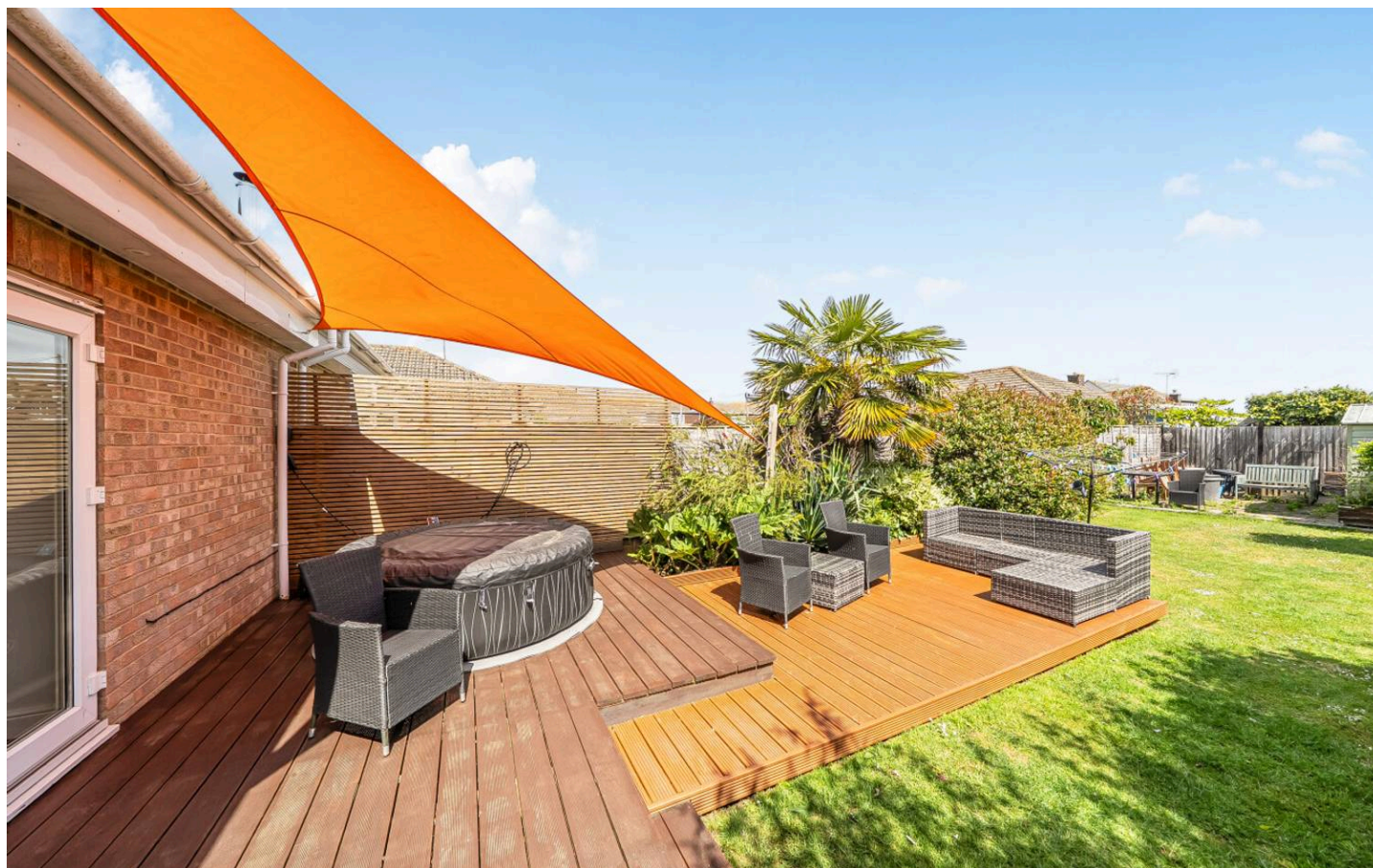
Nyetimber is located to the west of Bognor Regis within the parish of Pagham. It offers a range of local amenities including a Tesco Express convenience food store, post office, newsagents and a number of traditional public houses. Local infants and junior schools can be found at the nearby village of Rose Green, as well as further local shops and facilities. Bus services pass nearby that give access to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

What3Words ///thigh.farms.clocking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





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