



3 Greenlea Avenue, Nyetimber PO21 3LH

£355,000 Freehold



2 Bedrooms



1 Bathroom



2 Reception Rooms



Sims Williams

Key Features

- Semi-Detached Bungalow
- Two Bedroom
- Westerly Facing Rear Garden
- Garage And Parking For Several Vehicles
- Sitting Room With Wood Burning Stove
- Versatile Dining/Sun Room
- Kitchen/Breakfast Room
- Modern Bathroom
- Set Back From Road

EPC Rating

Current = D

Potential = B

Council Tax Band

Band = C

Tenure - Freehold





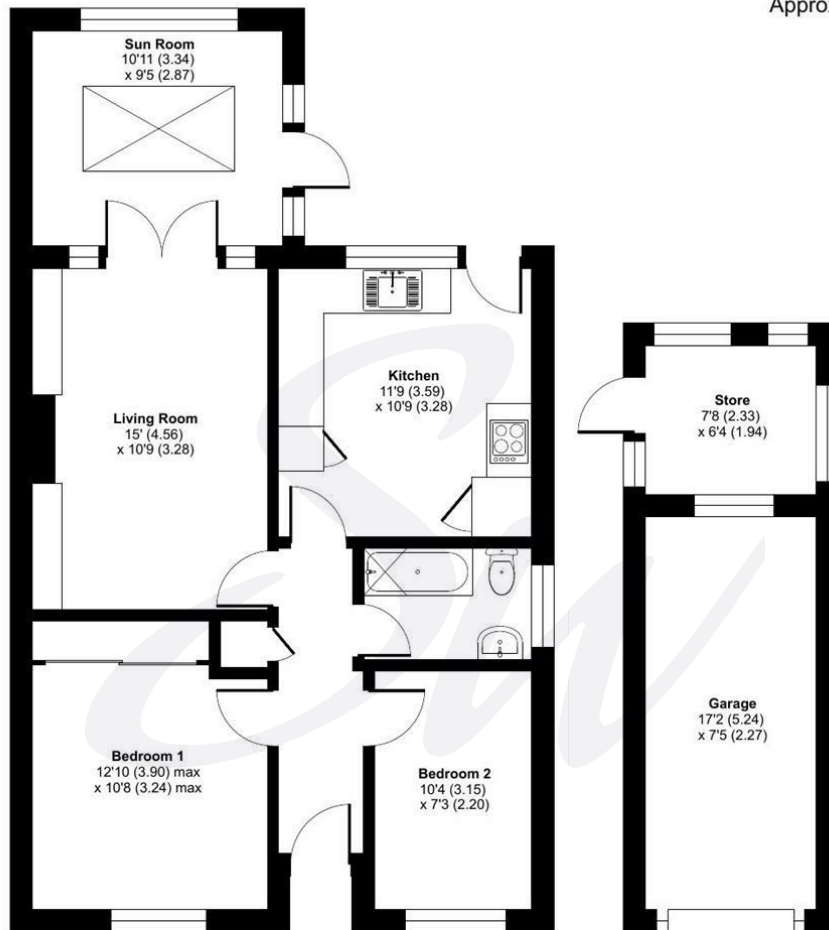
Approximate Area = 717 sq ft / 66.6 sq m

Garage = 129 sq ft / 11.9 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 895 sq ft / 83 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026
Produced for Sims Williams. REF: 1514127





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.