

# ORCHARD COTTAGE

NYETIMBER LANE | NYETIMBER | PO21 3HP

Sims Williams

NYETIMBER LANE, NYETIMBER, PO21 3HP

FREEHOLD

- 1920's Period Cottage
- Three Double Bedrooms
- Double Aspect Sitting Room
- Log Burner
- Parquet Flooring
- Conservatory
- Utility Room
- Large Garden
- Off Road Parking







Nyetimber Lane is a well-established road located on the outskirts of both Rose Green and Pagham, close to local amenities and the seafront. The area has popular local schools nearby and links to Chichester and the A27. To the north of the property, you can find the South Downs National Park and the Goodwood Estate, which hosts the world-renowned Festival of Speed, and horse racing events.

This charming 1920's cottage has been well-maintained by the current owners offering a perfect blend of character and modern convenience. The property offers bright and spacious accommodation across two floors.

An entrance porch leads into the inner hallway which is complete with a cloakroom and a door leading into the spacious kitchen/breakfast room with a separate utility room.
Off the kitchen is a door into the double aspect sitting room that boasts parquet flooring and a log burner.

A further door from the kitchen leads into the conservatory that overlooks the rear garden.

Upstairs is a spacious landing with room for a study area, three double bedrooms and the family bathroom complete with a bath and shower cubicle.

Outside, the rear garden is approximately 100 feet long and planted with mature trees and shrubs, there are a number of sheds, a feature garden pond, several seating areas including a porcelain decking area providing plenty of space for gardening, hosting outdoor gatherings, or simply enjoying the tranquillity of the surroundings. The beach is also close by.

To the front of the cottage is a driveway providing off road parking and leading to the small garage/store room.







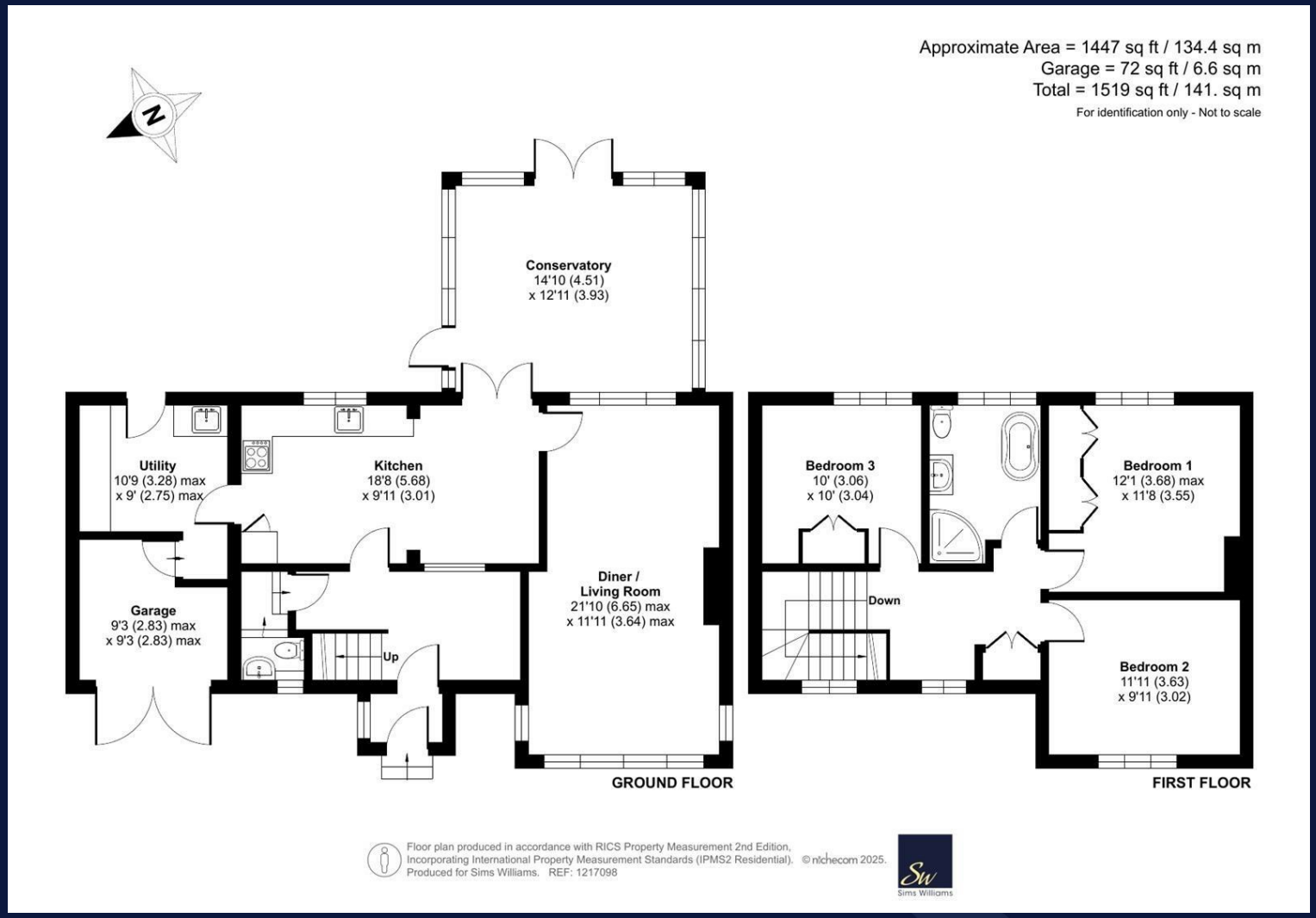




EPC Band - Current - D  Potential - C

Council Tax Band E

From the Rose Green traffic lights, turn onto Nyetimber Lane, travelling south for around half a mile and the property can be found on your left.




Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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