WHITLOCKS
ESTATE AGENTS

Nyetimber Lane, Bognor Regis

Guide Price £585,000

Extended, fully renovated and offered with no forward chain, this impressive four bedroom chalet bungalow is positioned in the heart of sought after Nyetimber village. At the centre of the home is a stunning open plan kitchen, dining and living space with quartz worktops, integrated appliances and bi-fold doors opening onto a landscaped rear garden with new decking and mature trees. Further highlights include four double bedrooms, two modern bathrooms, a utility room, attached garage and a generous driveway, creating a stylish and versatile turn-key home ready to enjoy from day one. The versatile accommodation comprises four double bedrooms, with two on the first floor served by a modern bathroom, and two on the ground floor, one of which could equally be used as a separate living room, snug or home office.

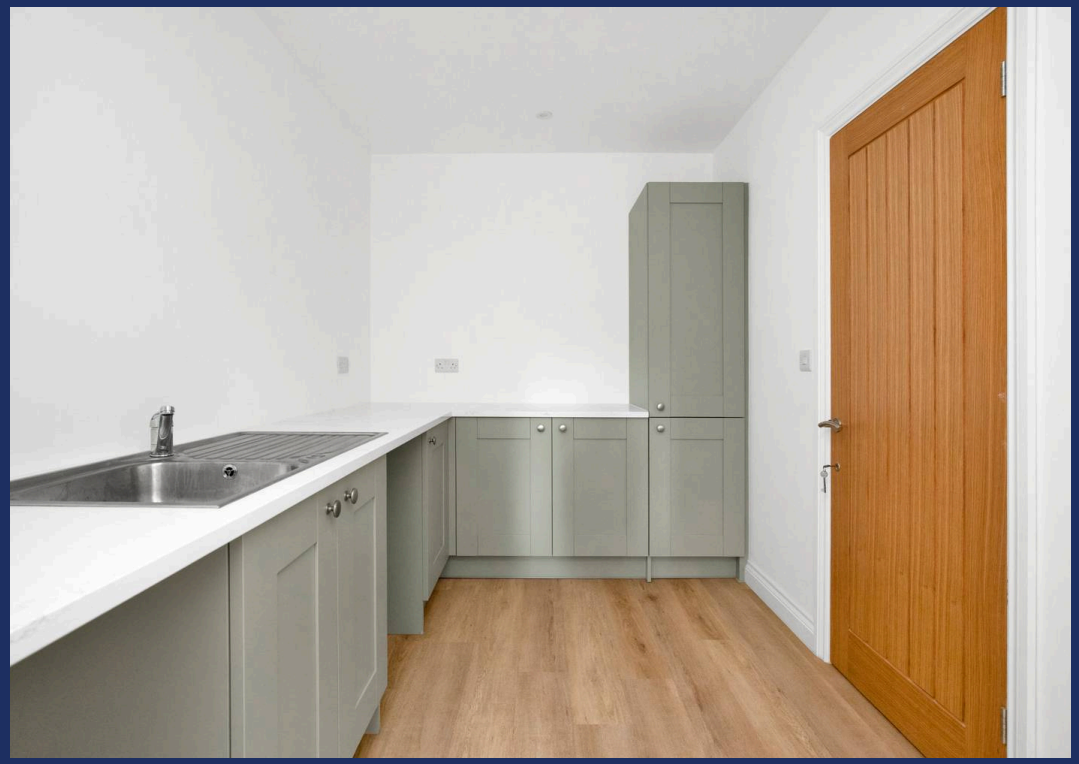
The heart of the home is the impressive open plan kitchen, dining and living space, featuring light grey shaker-style cabinetry, quartz worktops and matching splashbacks, a composite one and a half bowl sink with swan neck tap, breakfast bar, and a full range of integrated appliances including a fridge/freezer, oven, dishwasher, hob and extractor. Bifold doors open onto the rear garden, while the L-shaped layout creates distinct dining and living areas. A separate utility room provides additional storage and internal access to the attached single garage, which benefits from both a front garage door and rear garden access.

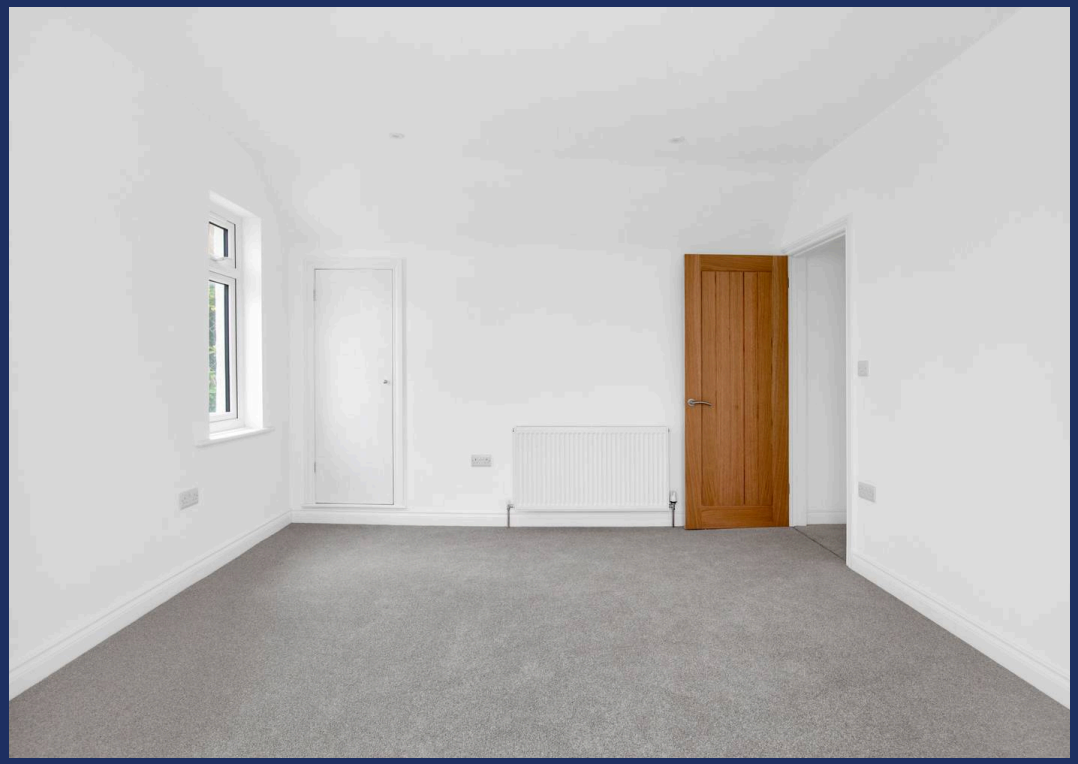
Outside, the generous rear garden features newly laid decking and mature trees, creating a private space for relaxing and entertaining. To the front, a substantial driveway offers ample off road parking and is enclosed by a secluded wall with a flower bed.

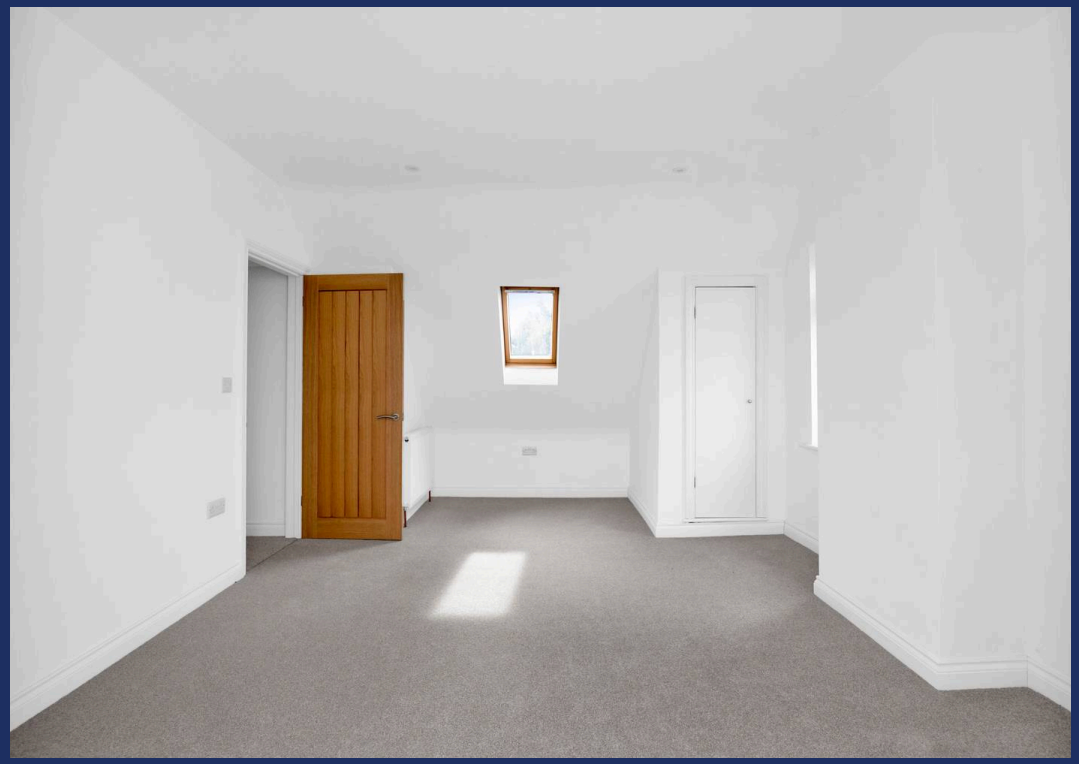
Situated within the popular Nyetimber Village, the property is conveniently located close to local amenities, well regarded schools and excellent public transport links.

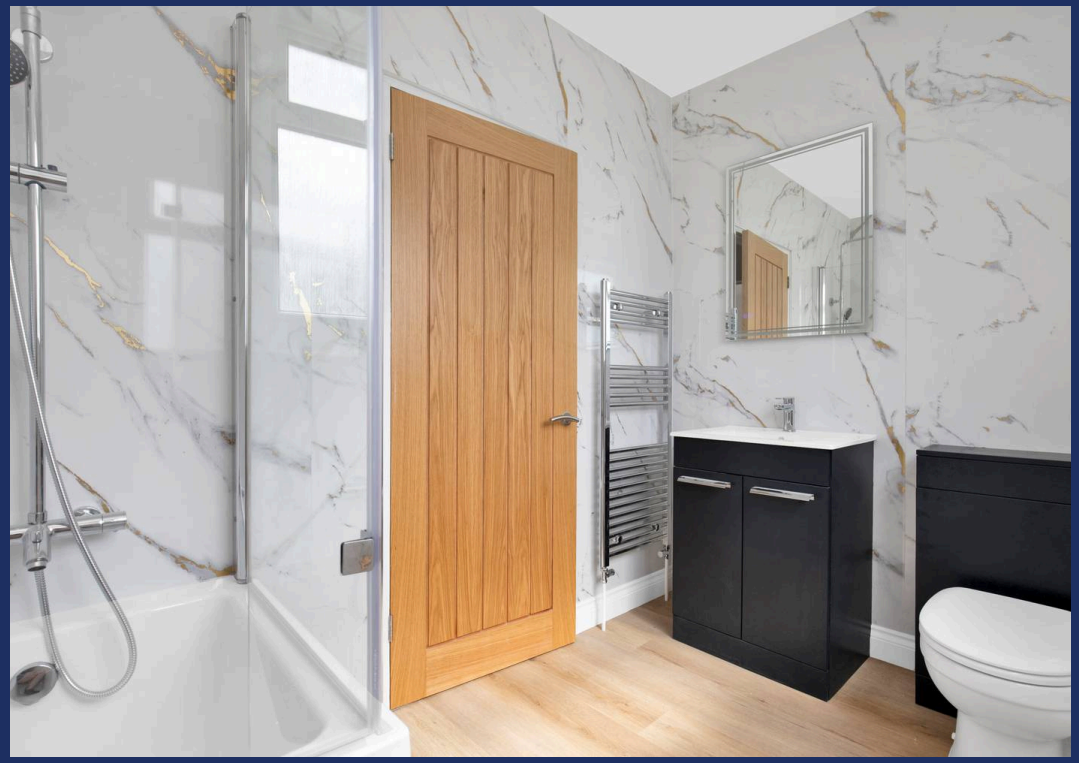
The property also benefits from planning permission for a further extension, allowing it to be expanded into a six bedroom home.

****Some images have been digitally enhanced or virtually staged for illustrative purposes only.**









Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village where the Sea Front, Harbour and Nature Reserve can be found. The historic Village has a variety of amenities including Convenience Stores, a Post Office, a Tea Shop, a Hairdressers and many more. Nyetimber offers fantastic transport links and is within close proximity to the seaside Town Bognor Regis and the Cathedral City of Chichester. Our office is also positioned within the heart of the Village.

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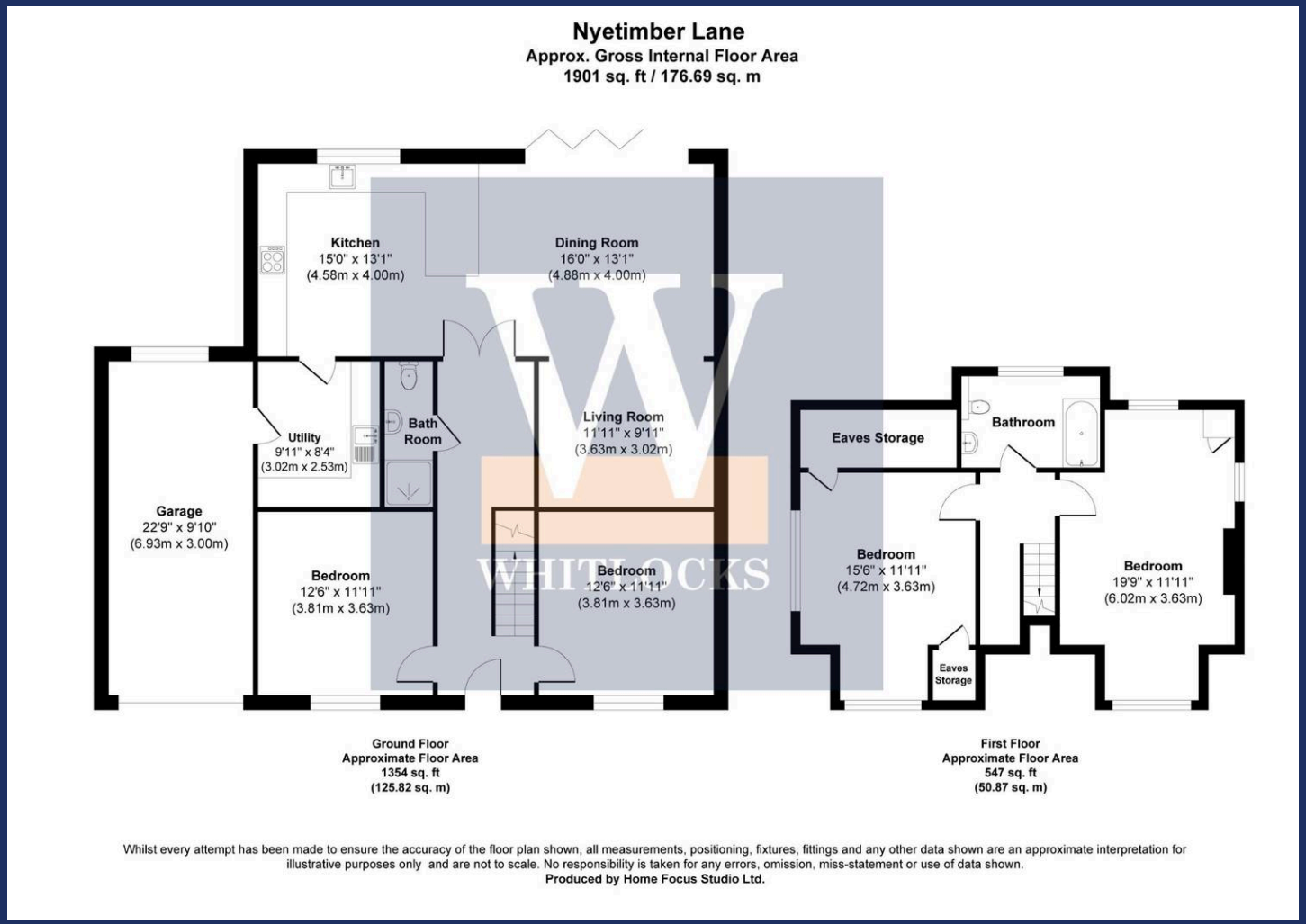

Whitlocks Estate Agents

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Council Tax band: E
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: