



12 Drift Road | Nyetimber | Bognor Regis | West Sussex | PO21 3NX

Offers Over **£300,000** | Freehold

**4**  
**JUST BUNGALOWS**

## 12 Drift Road

Nyetimber | Bognor Regis | West Sussex | PO21 3NX

BE300-03/26

- **Semi-Detached Bungalow With Dormer Conversion**
- **Popular Location Close To Rose Green Schools**
- **3 Potential Bedrooms, Living Room & Breakfast Room/Conservatory**
- **Bathroom & Shower Room**
- **On-site Parking & Garage**
- **Southerly Rear Garden**
- **Enormous Scope To Improve**
- **No Onward Chain**
- **1,081.4 Sq Ft / 100.5 Sq M (Plus Garage & Eaves)**

Conveniently positioned close to Rose Green junior and infant schools, in a popular location, this well cared for semi-detached bungalow is offered for sale with no onward chain. Albeit, internally the property could benefit from some cosmetic updating, the highly versatile accommodation comprises, entrance hall, rear aspect living room, kitchen leading through to a useful conservatory style breakfast room, ground floor double bedroom, versatile study/3rd bedroom, ground floor shower room, first floor landing, first floor principle suite with double bedroom and large dressing room, along with a generous first floor bathroom.

The property also offers double glazing, a gas heating system via radiators and updated combination boiler, driveway, southerly rear garden and a detached garage.

The front door which is positioned at the side of the property leads into an 'L'-shaped entrance hall with a carpeted staircase to the first floor landing, meter cupboard and doors to the kitchen, living room, bedroom 2, study and ground floor shower room. The kitchen has a window to the side and boasts a range of fitted units and work surfaces, useful under stair storage cupboard, integrated 4 burner gas hob (disconnected), eye level oven/grill (non functional), 1 and 3/4 bowl single drainer sink unit, space and plumbing for a washing machine and space for a free standing fridge/freezer. A window and walkway to the rear leads to the adjoining pitched roof double glazed conservatory style breakfast room which provides access to the rear garden via a double glazed door to the side.

The living room has a fireplace with fire and also provides access into the rear garden via a double glazed door with flank double glazed panelling. Bedroom 2 and the versatile study are both positioned at the front of the property, both with windows to the front, with bedroom 2 benefiting from a fitted double wardrobe. In addition, the ground floor offers a shower room with a corner shower enclosure with fitted shower, shaped wash basin with storage under, close coupled wc and window to the side.

The first floor has a landing with two southerly windows to the rear and doors to the principal bedroom and first floor bathroom. The principal bedroom has a southerly window to the rear, fitted wardrobes/storage cupboards into the eaves and door to a generous adjoining dressing room with skylight window to the front, double fronted wardrobe/storage cupboard and access into a good size eaves store, with light which houses the modern updated wall mounted gas combination boiler.

The first floor bathroom has a white suite with bath with mixer tap/shower attachment, wash basin with storage under, close coupled wc, shelved storage cupboard and high level window to the side.





Externally, there is a lawned frontage with mature shrubs and brick wall to the front boundary. The driveway provides on-site parking, which leads to the front door. Double gates at the side of the property in-turn lead through to the rear, providing further secure parking for a trailer/boat etc, in front of the detached garage with up and over door at the front. The Southerly rear garden is very much a blank canvass predominantly laid to lawn with mature shrubs and areas laid to paving.

**Current EPC Rating:** D (62)

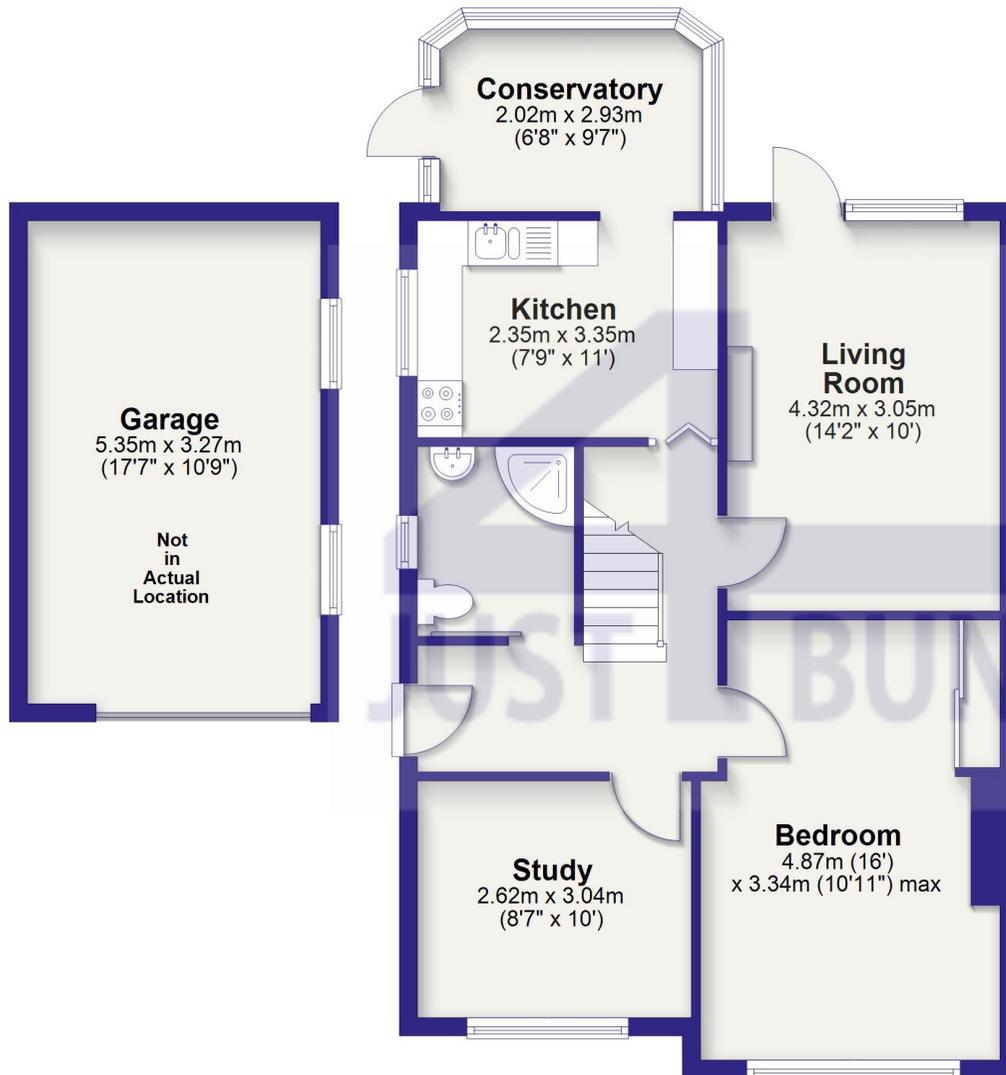
**Council Tax:** Band D £2,309.74 p.a (Arun District Council / Pagham 2025 - 2026)

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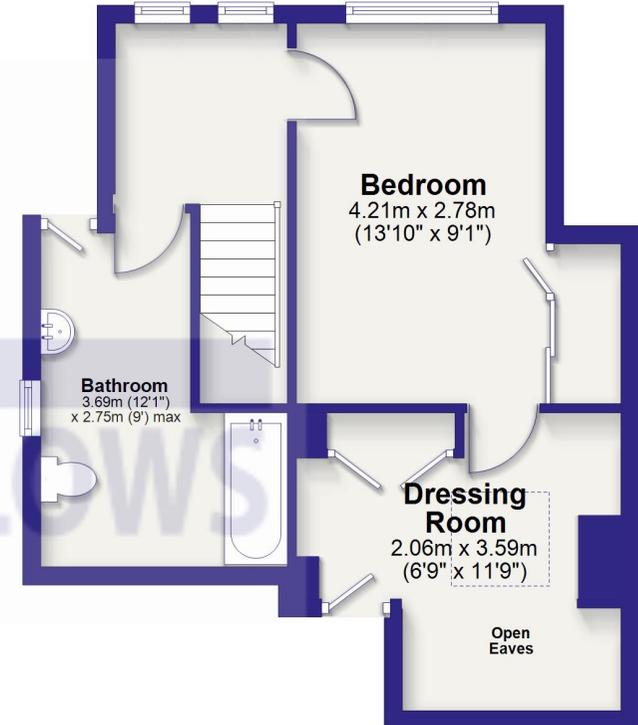
## Ground Floor

Main area: approx. 64.4 sq. metres (692.8 sq. feet)  
Plus garages, approx. 17.5 sq. metres (188.2 sq. feet)



## First Floor

Main area: approx. 36.1 sq. metres (388.5 sq. feet)  
Plus open eaves, approx. 2.7 sq. metres (29.1 sq. feet)



Main area: Approx. 100.5 sq. metres (1081.4 sq. feet)

Plus garages, approx. 17.5 sq. metres (188.2 sq. feet)  
Plus open eaves, approx. 2.7 sq. metres (29.1 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.