

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**  
**£520,000**  
**Freehold**

3x  2x  1x 

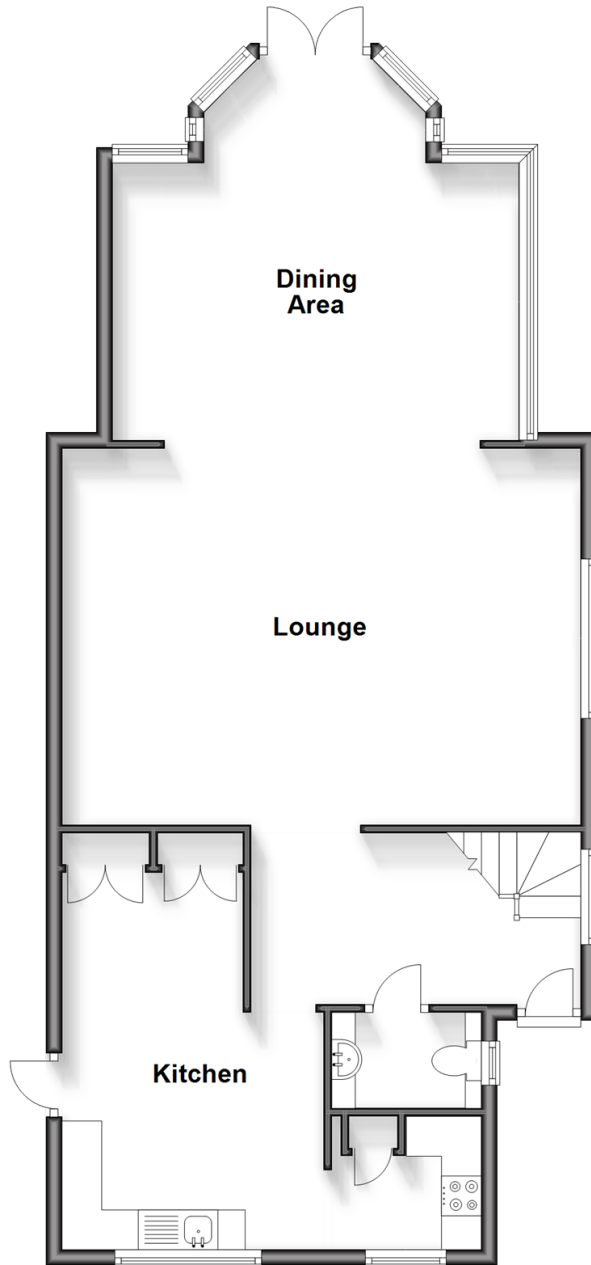
The Nyetimbers, Pagham, Bognor Regis,  
West Sussex PO21

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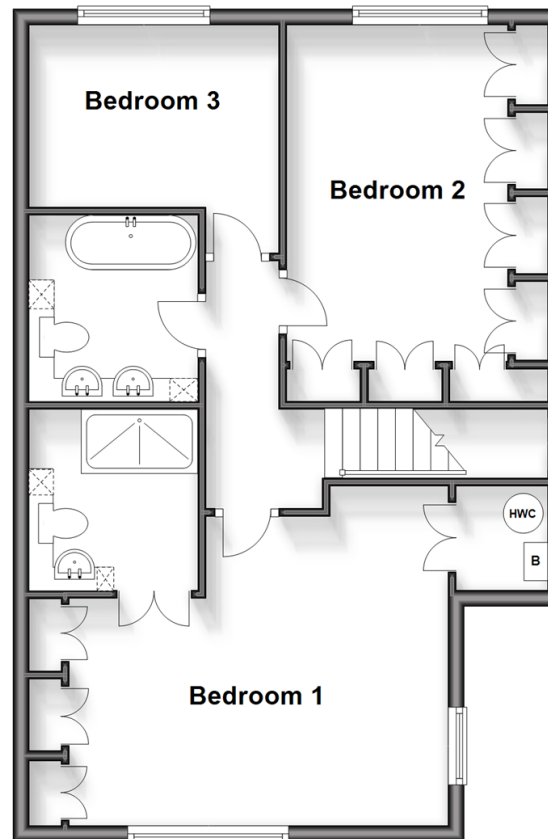
## Ground Floor

Approx. 83.1 sq. metres (895.0 sq. feet)



## First Floor

Approx. 61.8 sq. metres (665.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen: 17'3 at widest point x 17'1 at widest point (5.26m x 5.21m)

Utility

Lounge: 21'4 x 15'6 (6.51m x 4.73m)

Dining Area: 16'1 at widest point x 10'7 at widest point (4.91m x 3.23m)

### FIRST FLOOR

Landing

Bedroom 1: 15'1 up to fitted wardrobes x 13'11 at widest point (4.60m x 4.24m)

En-Suite Shower Room

Bedroom 2: 15'9 up to fitted wardrobes x 10'9 up to fitted wardrobes (4.80m x 3.28m)

Bedroom 3: 10'3 into door well x 9'5 (3.13m x 2.87m)

Bathroom

### OUTSIDE

Double Garage

Off Street Parking

Front Garden

Rear Garden



## Main features

- Landscaped garden with bar area
- Door disguised as a wardrobe leading to en-suite shower room to bedroom 1
- Set on a generous size plot
- Garage casually converted to studio room with bathroom
- Close to local Pagham shopping parade



### Nearest Schools

Primary Schools: Rose Green Junior School 0.4 miles, Nyewood CofE Junior School 1.7 miles, Southway Primary 1.9 miles. Secondary Schools: The Regis 2.0 miles, Felpham Community College 3.4 miles, Arabesque School of Performing Arts 3.5 miles.



### Transport Information

Train Stations: Bognor Regis 2.4 miles, Chichester 4.1 miles, Barnham 5.3 miles



### Address

The Nyetimbers, Pagham, Bognor Regis, West Sussex PO21



### Directions

For directions to this property please contact us.





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Call Bognor Branch 01243 867632 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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