



**Price**  
**£550,000**

**Freehold**

4x  2x  1x 

**Nyetimber Lane, Bognor  
Regis, West Sussex  
PO21**

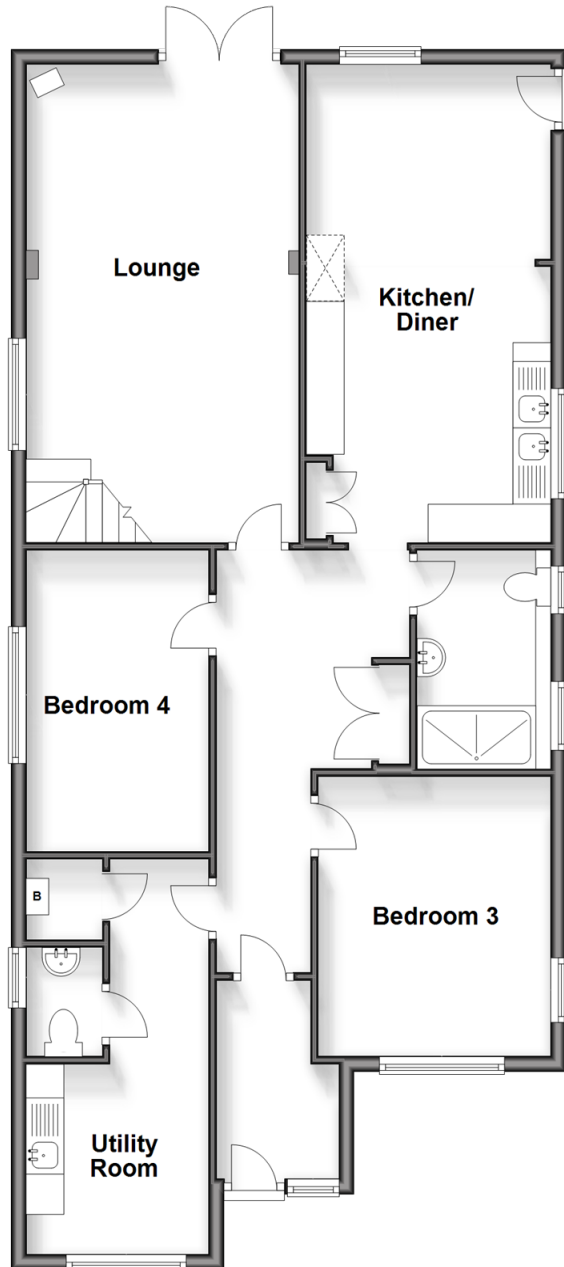
**OVER 60?**

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

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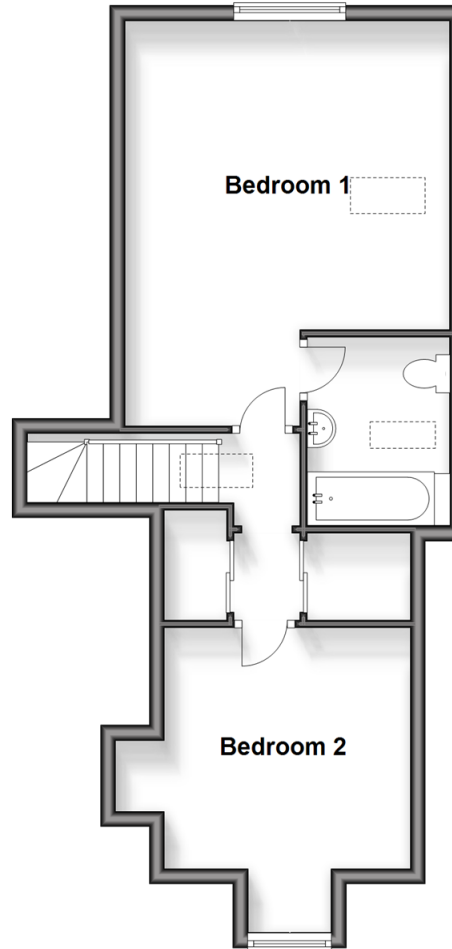
## Ground Floor

Approx. 99.3 sq. metres (1069.0 sq. feet)



## First Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Hallway

Utility Room: 16'0 x 7'0 (4.88m x 2.14m)

Cloakroom

Bedroom 3: 11'10 x 10'4 (3.61m x 3.15m)

Bedroom 4: 12'0 x 7'10 (3.66m x 2.39m)

Shower Room

Lounge: 21'0 at widest point x 11'10 at widest point (6.41m x 3.61m)

Kitchen/Diner: 21'0 x 10'9 (6.41m x 3.28m)

### FIRST FLOOR

Landing

Bedroom 1: 17'8 at widest point x 14'0 at widest point (5.39m x 4.27m)

En-Suite Bathroom

Bedroom 2: 10'6 up to bay x 10'5 up to alcove (3.20m x 3.18m)

### OUTSIDE

Off Road Parking

Front Garden

Rear Garden





## Main features

- We are advised the utility room has been recently converted
- Re-fitted kitchen and modern shower room
- Highly regarded local schools are a convenient distance
- Extremely well appointed bedroom sizes
- Brilliant transport links ideal for commuters



### Nearest Schools

Primary Schools: Rose Green Junior School 0.1 miles, Nyewood CofE Junior School 1.3 miles, Southway Primary 1.5 miles. Secondary Schools: The Regis 1.6 miles, Felpham Community College 3.0 miles.



### Transport Information

Train Stations: Bognor Regis 2.0 miles, Chichester 4.3 miles, Barnham 4.9 miles



### Address

Nyetimber Lane, Bognor Regis, West Sussex PO21



### Directions

For directions to this property please contact us.





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■ 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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