



Price
£550,000

Freehold

4x  2x  1x 

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

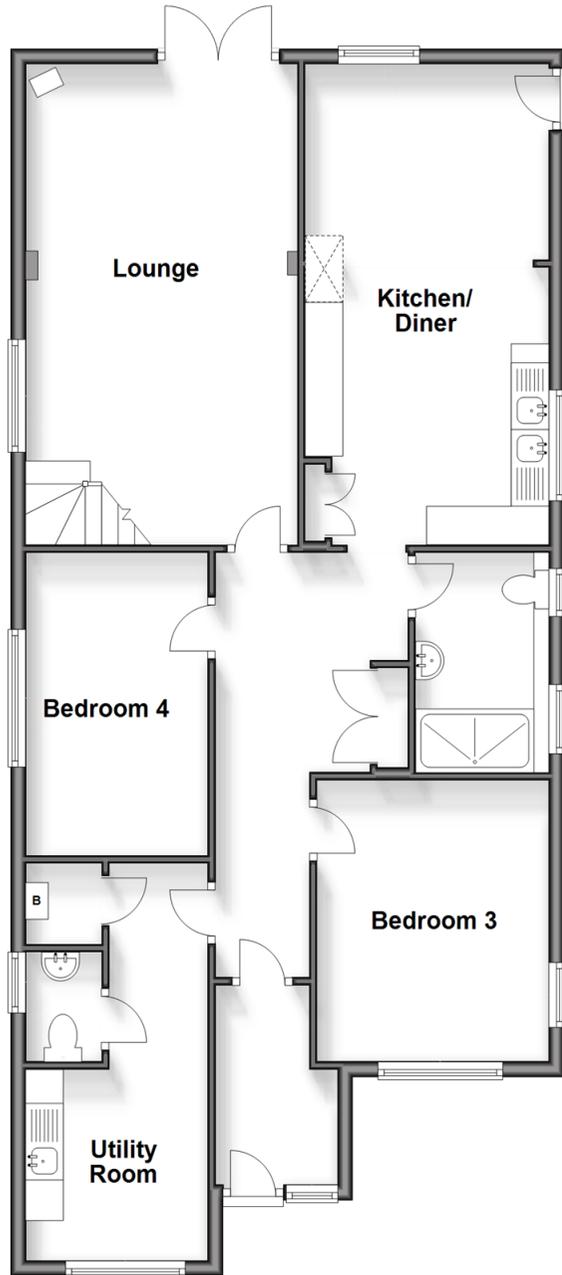
OVER 60?

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

cubitt & west
Helping you move forwards

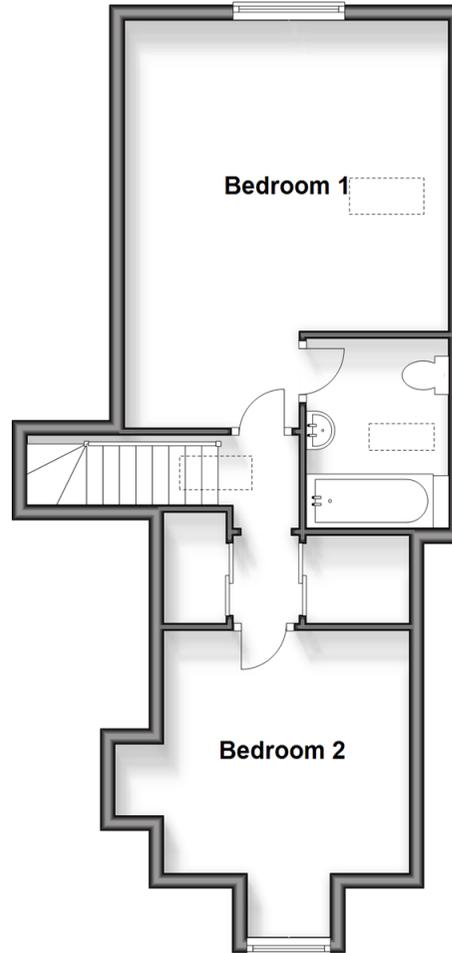
Ground Floor

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.



cubitt&west
Helping you move forwards

Call Bognor Branch 01243 867632 ■ [cubittandwest.co.uk](https://www.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.

EPC RATING Lightbulb icon 0000	CURRENT: E(45)	POTENTIAL: D(68)
	40204435/20240412/GS1/SC	