



**Nyetimber Fold,
Nyetimber Close,
Aldwick,
PO21 3HW**

Guide Price
£640,000 Freehold

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STRIDE & SON

Established 1890

A beautifully presented 3/4 bedroom detached family home set in a mature garden plot with parking and garage located in the popular village of Aldwick.



4



1



2



F



58



2,209
sq. ft.

DESCRIPTION:

Set in a mature garden plot within the sought-after village of Aldwick, Nyetimber Fold is a beautifully presented 3/4 bedroom detached character home offering bright, spacious and flexible accommodation.

To the front of the property is a gravelled driveway with parking for several cars. A front door leads into the entrance hall with coats hanging space. A door leads to the useful utility room with space for appliances, and off this is the cloakroom and a further lobby with butler sink and doors to garden and to the kitchen. From the hall, a door leads into the double aspect dining room with fireplace with brick surround and wood burning stove, and wood block flooring. A further door leads to the well-appointed kitchen/breakfast room with a good range of base and wall cupboards, range style cooker, space for an American style fridge/freezer, slate floor and ample room for a breakfast table and chairs. The double aspect sitting room is also accessed from the dining room with wood block flooring, open fireplace with stone surround and tiled hearth. A small hallway provides access to the study/bedroom 4 and stairs to the first floor.

On the first floor, there are three double bedrooms. The principal bedroom has a walk-in wardrobe whilst bedrooms 2 and 3 have built-in storage. There is a modern family bathroom with tiled floor, panelled bath, separate double shower with glazed screen, twin basins, chromium plated towel rail and a low-level WC. **N.B. It is felt that there is scope to create a 2nd bathroom on the first floor.**

Outside, the rear garden is mainly laid to lawn with mature trees and shrubs. There are patio areas

perfect for alfresco dining, an ornamental fishpond and gravelled pathways. There is also a large wooden shed and a courtesy door to the approximately 21 ft. long garage with electric light and power. To the front is a gravelled driveway providing parking for several cars and leading to the garage. There is also a wood store to the side of the house.

The property is bounded to the front by a stone wall with mature trees providing a good degree of privacy.





LOCATION:

The village of Aldwick is located to the west of Bognor Regis. It offers some good local facilities including convenience food stores, post office, newsagents and pharmacy. Local infant and junior schools can be found at the nearby village of Rose Green amongst other facilities. A regular bus service links the village to the nearby Bognor Regis town centre, which offers a more comprehensive range of facilities including a pier, promenade and a variety of bars and restaurants as well as the mainline railway station (London to Victoria approximately 1 hr 45 minutes).

Chichester is about 8 miles to the north and offers an excellent range of shopping with a wide range of restaurants and leisure facilities. The arts are well catered for with Pallant House Gallery and Chichester Festival and Minerva Theatres. Other recreational activities include horse racing at Goodwood, which also has its own private country club and hosts the Festival of Speed and September Revival Meeting at its historic motor circuit.

Services: All main

Council Tax Band: Band F

Local Authority: Arun District Council

Energy Rating: Band D

N.B. In accordance with the 1979 Estate Agents Act the property is owned by a member of Stride & Son's staff.





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FLOORPLAN

Nyetimber Fold, Nyetimber Close, PO21 3HW

Approximate Gross Internal Area = 205.2 sq m / 2209 sq ft

Garage = 19.5 sq m / 210 sq ft

Total = 224.7 sq m / 2419 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzco Marketing 2023. (ID958230)

DIRECTIONS:

From the Bognor roundabout on the A27 just south of Chichester take the exit signposted Pagham & Runcton along Vinnetrov Road. At the roundabout by the Walnut Tree pub take the first exit along the B2166 and after approximately 2.5 miles turn left into Sefter Road towards Rose Green and Aldwick. Continue straight ahead for 1 mile and at the traffic lights turn right into Nyetimber Lane. Travel for a further 1/2 a mile and turn right into Nyetimber Close where Nyetimber Fold will be found as the 2nd house on the right.

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