



**5 Lion Road**

Nyetimber | Bognor Regis | West Sussex | PO21 3JZ

**Guide Price £995,000**

**FREEHOLD**

# 5 Lion Road

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PO995 - 05/23



## Features

- Substantial Detached Residence
- Highly Versatile Accommodation
- Annexe Potential / Income Potential
- No Onward Chain
- 4,317 Sq Ft / 401 Sq M (Overall)

Situated within a popular residential location close to amenities, this substantial detached chalet style house offers incredibly deceptive and highly versatile accommodation, with the benefit of an adjoining outbuilding, which can be utilised as a spacious additional three bedroom annexe, home office, hobbies rooms or provide income potential, along with ample on-site parking, car port and garage.

The village of Nyetimber is situated on the Western fringe of Bognor Regis and retains a village community feel with three public houses, a hotel/restaurant, convenience stores and takeaway food outlets. The nearby beach and nature reserve at Pagham are close at hand while regularly routed bus services in Nyetimber Lane provide an ease of access to the town centre and nearby city of Chichester.

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.



The property is approached via generous driveway and forecourt which provides on-site parking for several vehicles, motor home, caravan etc. The front door opens into a welcoming central entrance hall which immediately gives a feeling of space. A carpeted staircase rises to the first floor and there is a useful double cloaks storage cupboard.

The ground floor boasts four separate rooms which are currently arranged as a front aspect snug/sitting room, side aspect family room, side aspect dining room and spacious dual aspect living room positioned at the rear with a large feature Inglenook style fire-place housing a solid fuel log burner/stove which leads through to an adjoining double glazed conservatory which in turn provides access into the rear garden. In addition the ground floor provides a generous fitted kitchen/breakfast room with adjoining utility room, a ground floor front aspect double bedroom (4) with adjacent cloakroom with w.c. and wash basin.

The first floor offers an impressive landing with large walk-in airing cupboard, a master bedroom at the rear with fitted furniture including wardrobes, dressing table/drawer units and bedside cabinets with an adjoining en-suite shower room with corner shower cubicle, wash basin and w.c. Bedroom 2 is effectively a guest suite positioned at the front of the property which provides access to useful eaves storage cupboards on both sides and has it's own en-suite shower room with corner shower cubicle, wash basin and w.c.. In addition, the first floor offers a third side aspect good size bedroom and a generous family bathroom with bath, shower enclosure with fitted shower, wash basin, w.c. and bidet.





Accessed from the utility room and via secure double gates from the driveway is an adjoining large covered car port which creates a great outdoor entertaining space flowing on to the rear garden and joins the over size garage. Adjoining the garage is an exceptional L-shaped highly versatile outbuilding which lends itself to a multitude of uses and currently comprises its own entrance lobby leading through to a large living room/home office/gym area, fully fitted kitchen, long hallway providing access to three further rooms (which lend themselves ideally to three separate bedrooms), two shower rooms (both with shower cubicles with fitted showers, wash basins and w.c.s) and a further separate room currently housing a large hot tub and sauna.

Both the main house and outbuilding benefit from double glazing and gas heating via radiators.

Externally, the Westerly rear garden remains a good size, being predominantly laid to lawn with mature hedgerow, shrubs and foliage providing screening from neighbouring properties. To the side of the main house there is a generous area providing access from front to the rear currently housing storage sheds.

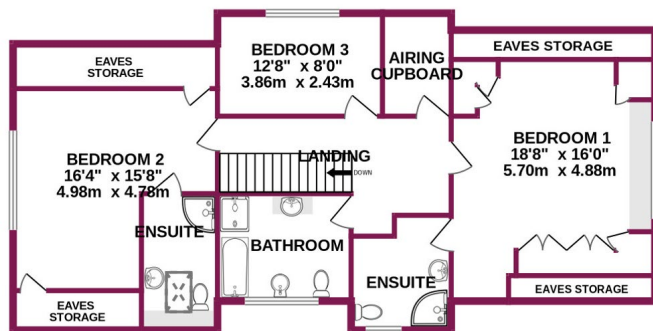
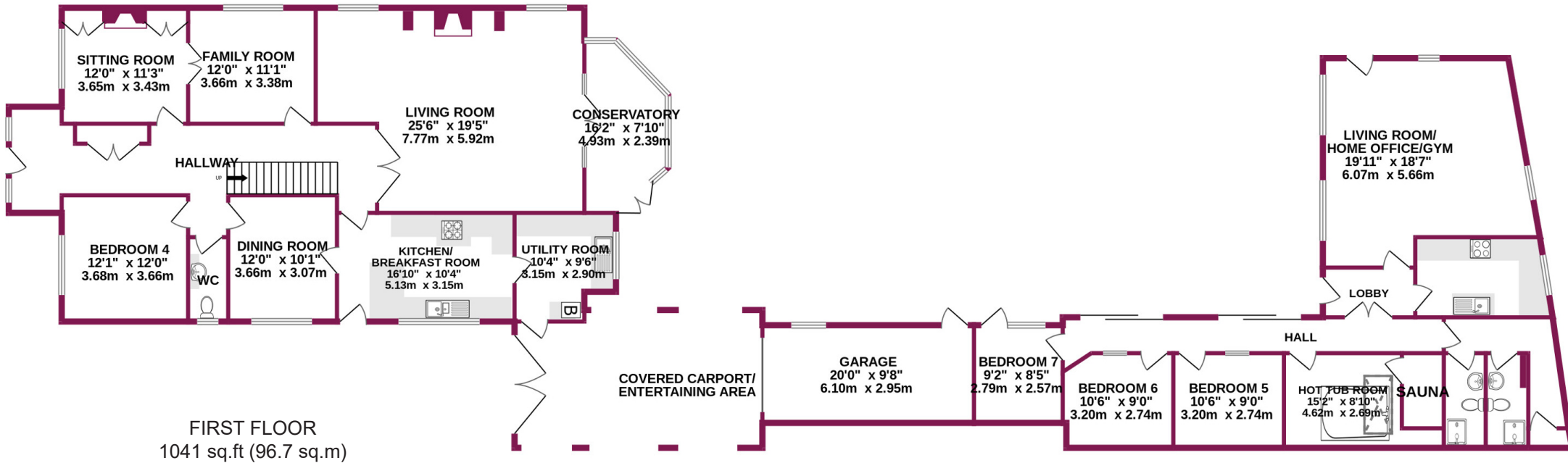
**N.B: It is essential to view this unique property to fully appreciate the size of accommodation and everything it has to offer.**



To arrange a viewing contact 01243 267026



GROUND FLOOR  
3276 sq.ft. (304.3 sq.m.) approx.



TOTAL FLOOR AREA : 4317 sq.ft. (401.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Current EPC Rating: E (52)**

**Council Tax: Band G (£3,489.00 - Arun District Council/Aldwick 2023 - 2024)**

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