



3 Spinnaker View

Nyetimber | Bognor Regis | West Sussex | PO21 3FL

Price £275,000
FREEHOLD

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WO295-05/23



Features

- One Bedroom House
- Close To Amenities
- Southerly Rear Garden
- Remainder of 10 yr NHBC Warranty
- 613 sq ft / 57 sq m

Constructed by Messrs Crayfern Homes circa 2018/19, this one double bedroom house is an incredibly rare find. The accommodation in brief comprises an open plan living room with fully fitted kitchen with integrated appliances, ground floor cloakroom/wc, landing, full depth double bedroom and modern bathroom, along with an economic EPC rating of B, a driveway and Southerly rear garden.

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 allow an ease of access to the town centre and nearby city of Chichester.

Bognor Regis Town Centre is approx. four miles to the West offering its pier, promenade, mainline railway station and cinema, pubs etc. On the outskirts of Bognor Regis there can be found a selection of well known Supermarkets and a variety of other retail outlets while the city of Chichester is within approx 6 miles offering a wider selection of shopping facilities and the famous Festival Theatre.

A covered storm porch protects the double glazed front door with double glazed flank natural light panel, which opens into the open plan kitchen/hallway, where there is a comprehensively fitted kitchen providing a range of modern units and work surfaces, along with integrated appliances comprising electric hob with hood over, oven with microwave/combi over, slimline concealed dishwasher, concealed washing machine and concealed fridge/freezer. There is a double glazed window to the front, inset spot lighting and underfloor electric heating. From the hallway area a door opens to the ground floor cloakroom with a double glazed window to the front, enclosed cistern w.c and modern wash hand basin.

Positioned behind the cloakroom in the open plan living room is a carpeted staircase to the first floor landing with hand rail/ balustrade, a useful under stair recess and large under stair storage cupboard. The open plan living room itself boasts modern light grain flooring with underfloor electric heating and double glazed French doors provide access to the rear into the Southerly rear garden.

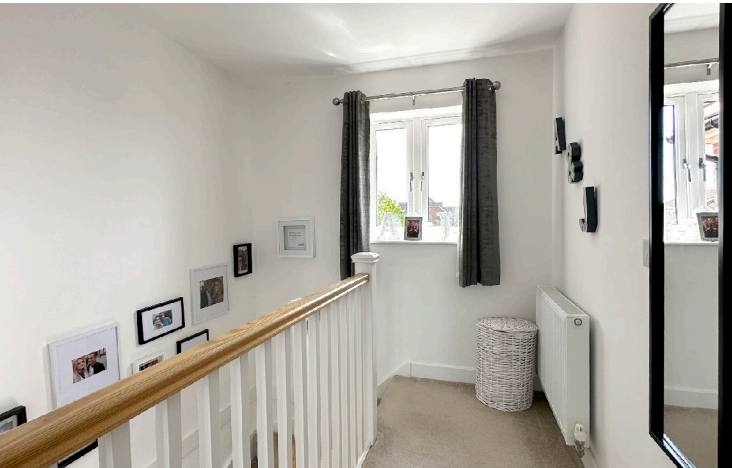
The first floor landing has a double glazed window to the rear, radiator, loft hatch and large airing cupboard housing the pressurised electric hot water cylinder. Doors lead to the bedroom and bathroom. The bedroom is a generous, full depth, dual aspect through room with double glazed windows to the front and rear, two radiators, along with a large built-in double wardrobe. The bathroom boasts modern fittings with a 'P' shaped bath with dual shower unit over, fitted shower screen, enclosed cistern w.c, wash basin with storage unit under and double glazed window to the front.

Externally there is a block paved parking space at the front and pathway to the front door. To the rear there is a fully enclosed Southerly garden with paved sun terrace, lawn, timber storage shed and gate leading out to the rear.

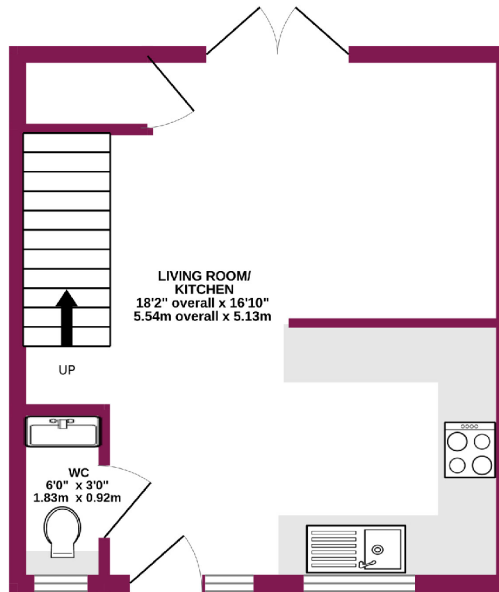


To arrange a viewing contact 01243 267026

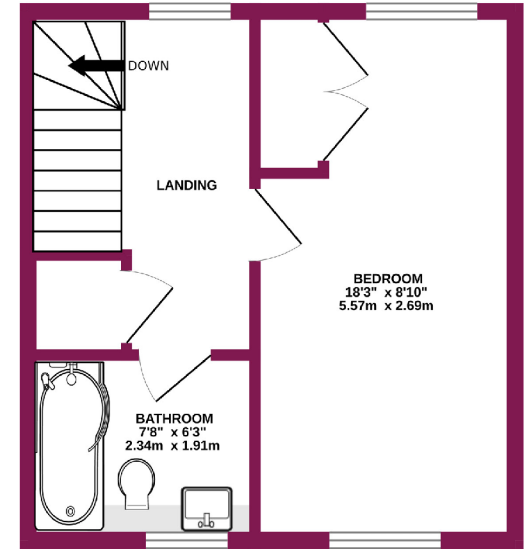
6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk



GROUND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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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EPC Rating: B (82) Council Tax: Band B (£1637.88 Arun District Council - Pagham 2023-2024)

Estate Contribution - £186.87 (01/01/23 - 30/06/23) via Southernbrook Estate Management Ltd)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.