



5 Downlands Close | Nyetimber | Bognor Regis | West Sussex | PO21 3QA

Offers Over **£450,000** | Freehold

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JUST BUNGALOWS

5 Downlands Close

Nyetimber | Bognor Regis | West Sussex | PO21 3QA

- Two Bedroom Detached Bungalow
- Sought After Cul-de-Sac Position
- Close To Bus Route & Amenities
- NO ONWARD CHAIN
- 1,115 Sq Ft / 103.6 Sq M

Offered For Sale with 'No Onward Chain' this detached two double bedroom bungalow occupies a sought after cul-de-sac position, close to bus routes and the amenities, within Nyetimber village. The property boasts an en-suite wet room to bedroom 1, kitchen/diner, spacious hallway with built-in storage cupboards, dual aspect sitting room and a conservatory, along with double glazing, a gas heating system via radiators and combination boiler, long driveway, integral garage and an enclosed established rear garden.

The front door leads into an entrance lobby with fitted double cloaks storage cupboard and double glazed window to the front. An inner door leads through to the generous hall with two useful built-in storage cupboards and large access hatch, with fold down ladder, to the loft space housing the gas combination boiler. Doors lead from the hall to the sitting room, kitchen/diner, two bedrooms and bathroom.

The sitting room is a dual aspect room with a large double glazed window to the front, double glazed window to the side and feature fireplace with recessed coal effect gas fire.

The kitchen/diner measures 18' 3" x 9' 2" (plus recess) with fitted units and work surfaces, single drainer sink unit, integrated four burner gas hob with hood over, integrated oven and grill, washing machine and dishwasher, along with space for a free standing fridge/freezer, tiled flooring, double glazed windows to the front and side and a door to the side.

Bedroom 1 has a double glazed window to the rear and fitted wardrobes. Double doors lead to the adjoining en-suite wet room with tiled walls, wall mounted wash basin, enclosed cistern w.c, wall mounted shower unit and an obscure double glazed window to the rear. Bedroom 2 is a good size double room with double glazed French doors to the rear into a double glazed conservatory, which in turn provides access to the rear garden.

In addition, there is a bathroom with two obscure double glazed windows to the side and suite of bath with shower over and fitted shower screen, wash basin and w.c.

Externally there is a driveway providing on-site parking, an integral garage with up and over door, power, light, wall mounted electric consumer unit, gas and electric meters and a door and window to the rear. The established rear garden has a lawn, along with shrubs and foliage providing screening from neighbouring properties, raised pond, shed and pathway to the side leading to a gate to the front.

Current EPC Rating: C (71)

Council Tax: Band E £2,573.78 p.a. (Arun District Council / Pagham 2023 - 2024)

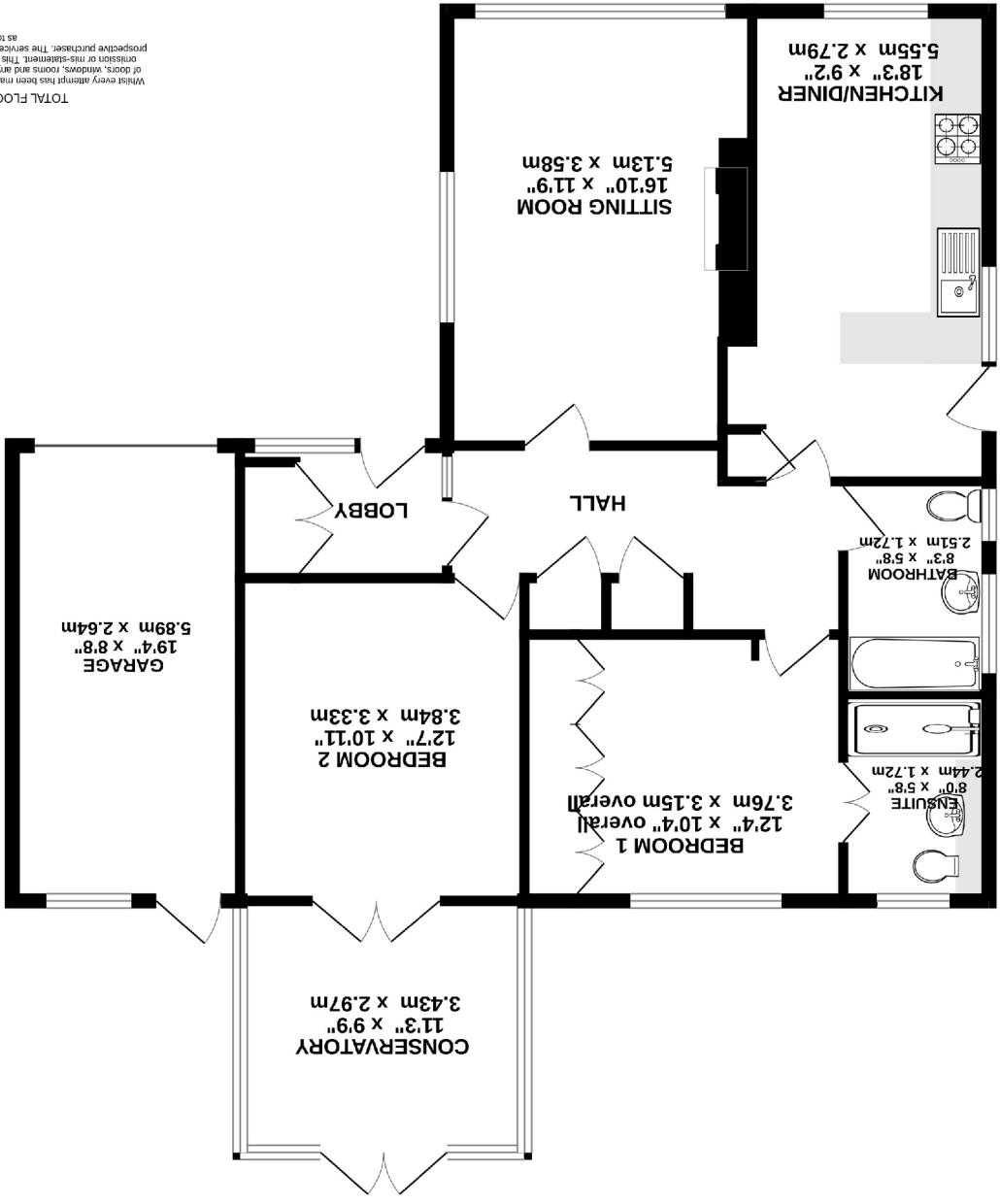




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GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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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