



11 Drift Road, Nyetimber

A spacious semi-detached bungalow located in the popular residential area of Nyetimber and offered with no onward chain.



- ▶ **Semi-Detached Bungalow**
- ▶ **Kitchen/Dining Room**
- ▶ **Two Double Bedrooms**
- ▶ **Driveway leading to Detached Garage**
- ▶ **Workshop**
- ▶ **Sitting Room with Open Fire**
- ▶ **Conservatory**
- ▶ **Bathroom plus Separate WC**
- ▶ **Generous Secluded Rear Garden**
- ▶ **No Onward Chain**

An opportunity for someone to put their own stamp on their next home, as this spacious bungalow requires some updating. It has been very well looked after and has been in the same ownership since being constructed in the 1960's.

The accommodation briefly comprises, welcoming entrance hallway with stairs to loft area, sitting room with open fire, generous kitchen/dining room with door to conservatory with further door to the rear garden, two double bedrooms, bathroom plus separate cloakroom with WC.

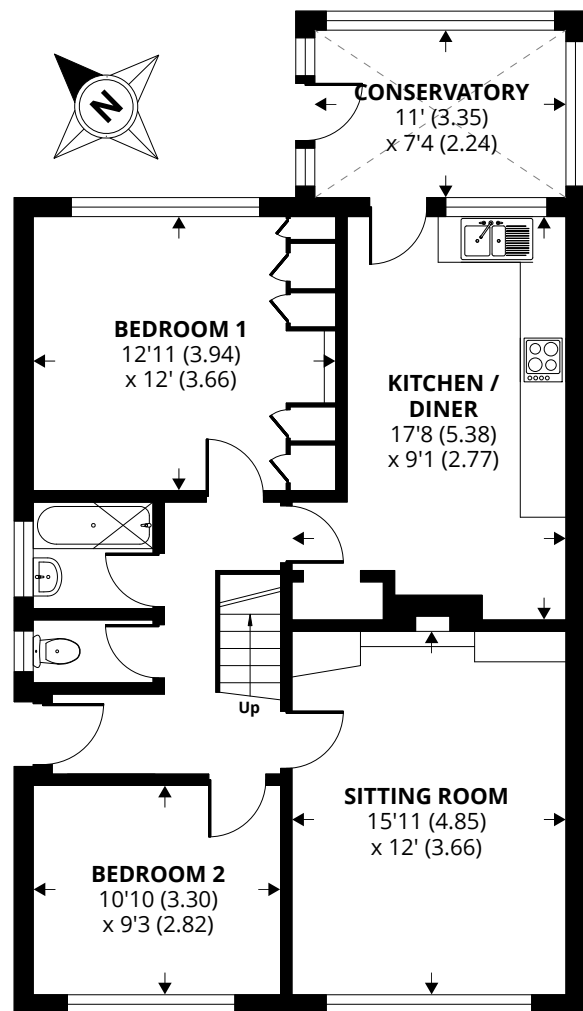
Outside, the front garden is laid to shingle for ease of maintenance and driveway providing ample parking and leads to the single detached garage, having power and light and personal door to the rear garden. The generous secluded rear garden exceeds 70ft in length being predominantly laid to lawn with flower and shrub border and gated access to the driveway. There is a useful workshop at the rear with power and light.

A viewing is thoroughly advised to appreciate the deceptively spacious accommodation, plot size and convenient location.

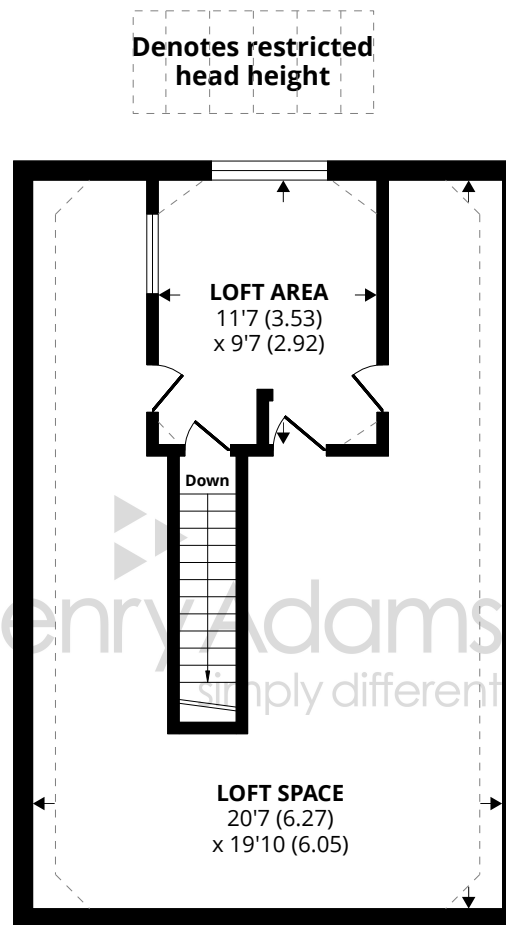
We understand that early vacant possession may be possible as there is no onward chain.

Council Tax Band: D

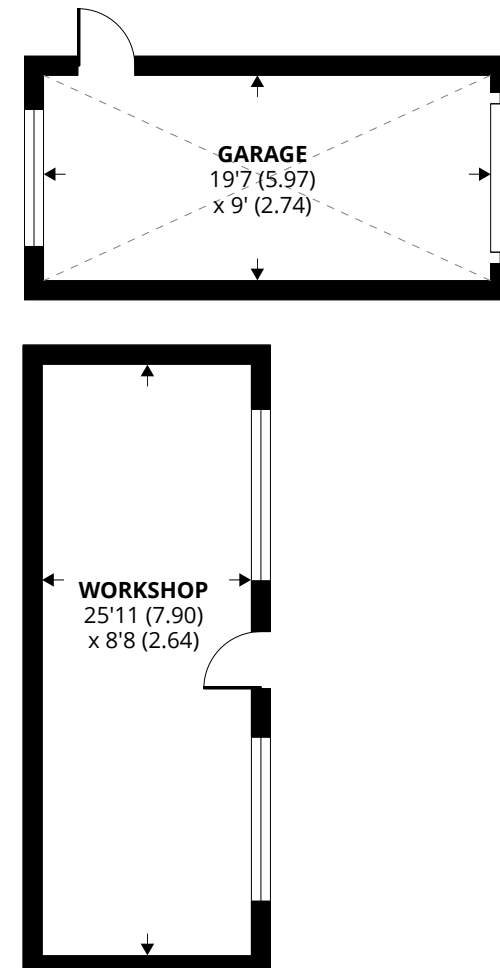




GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 1363 sq ft / 126.6 sq m

Limited Use Area(s) = 175 sq ft / 16.2 sq m

Garage = 176 sq ft / 16.4 sq m

Outbuilding = 238 sq ft / 22.1 sq m

Total = 1952 sq ft / 181.3 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. Pagham beach and the Nature Reserve is close by and with walking and cycle routes. It offers a range of local amenities including a Tesco Express convenience food store, newsagents and a number of traditional country public houses. Local infants and juniors schools can be found at the nearby village of Rose Green, as well as further local shops and facilities. A regular bus service links the village to Bognor Regis town centre (about three miles distant), which offers a more comprehensive range of shops and a Rail link to London Victoria. The cathedral city of Chichester is approximately six miles away.

Directions

From the pier in Bognor Regis head west to the Victoria Drive traffic lights and turn left. Continue along for approximately one mile and go straight over at the mini-roundabout onto Gossamer Lane. Continue along and proceed straight over at the Rose Green traffic lights. Continue for approximately two miles and turn left into Hook Lane. Take the second left into Drift Road and No 11 will be seen on your left hand side. 07/09/23

