



13 Avian Gardens, Rose Green

Extended semi-detached house located in a quiet cul-de-sac in the desired village of Nyetimber.



- ▶ Extended Semi-detached House
- ▶ Modern Fitted Kitchen
- ▶ Principal Bedroom with En-suite
- ▶ Dressing Room/Study
- ▶ Garage plus Ample Parking
- ▶ Sitting/Dining Room
- ▶ Family Room with Patio Doors
- ▶ Two Further Double Bedrooms
- ▶ Family Bathroom
- ▶ Westerly Facing Garden

This extended three bedroom property is located a short walking distance to the desired Nyetimber village close to local schools and amenities.

Inviting entrance hall with ground floor WC. Fitted kitchen with oven, hob and space for white goods. The sitting/dining room has doors opening onto the family room with patio doors opening onto the westerly facing garden.

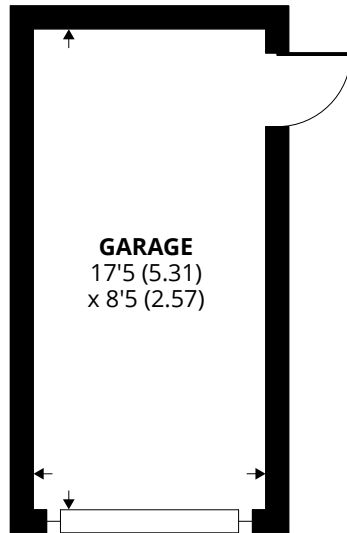
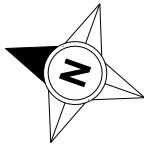
On the first floor, the principal bedroom offers built-in wardrobes and shower room en-suite. There are two further double bedrooms, a dressing room/study and a family bathroom with shower over bath.

Outside, the garden is low maintenance with Astroturf and an established hedge. There is a patio area ideal for alfresco dining and a side seating area with rear access to the garage via a personal door. To the front is a long block paved driveway with access to a single garage.

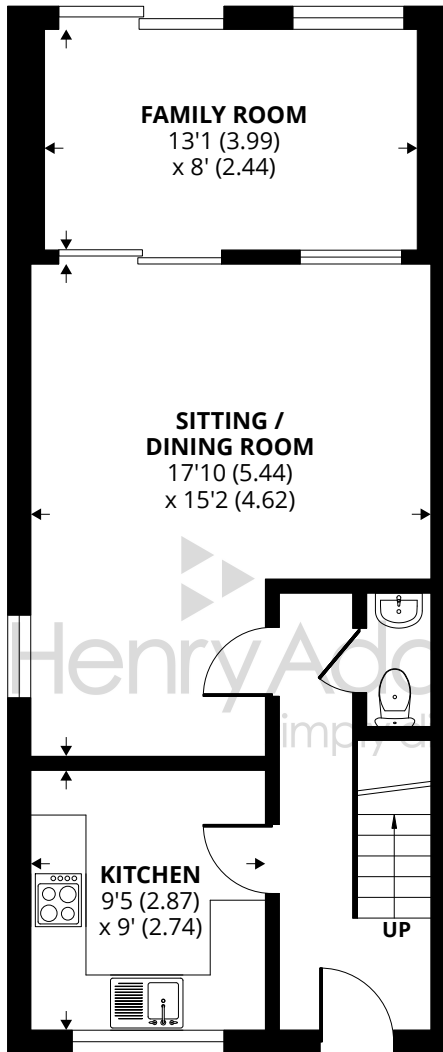
Viewing is thoroughly recommended to appreciate the extended accommodation that is on offer.

Council Tax Band: D





GARAGE
17'5 (5.31)
x 8'5 (2.57)



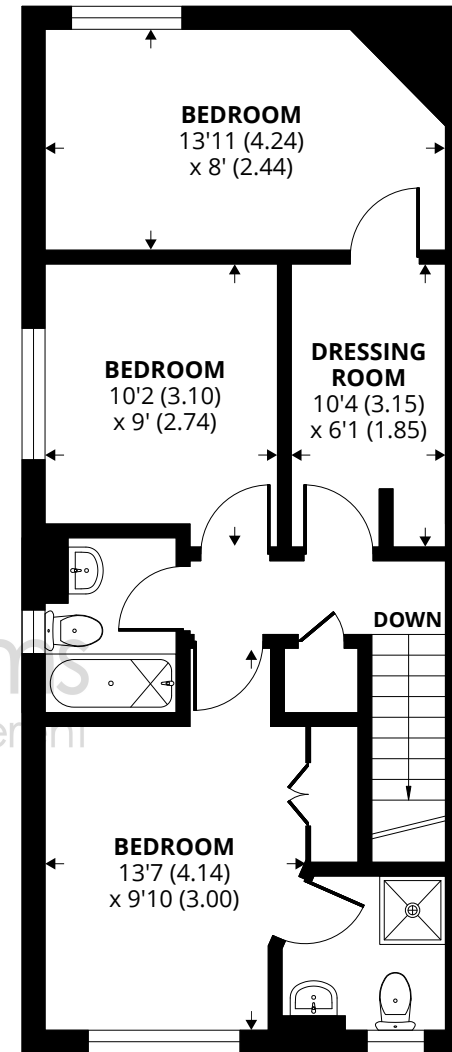
FAMILY ROOM
13'1 (3.99)
x 8' (2.44)

**SITTING /
DINING ROOM**
17'10 (5.44)
x 15'2 (4.62)

KITCHEN
9'5 (2.87)
x 9' (2.74)

UP

GROUND FLOOR



BEDROOM
13'11 (4.24)
x 8' (2.44)

BEDROOM
10'2 (3.10)
x 9' (2.74)

**DRESSING
ROOM**
10'4 (3.15)
x 6'1 (1.85)

DOWN

BEDROOM
13'7 (4.14)
x 9'10 (3.00)

FIRST FLOOR

Approximate Area = 1199 sq ft / 111.4 sq m (includes garage)

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 within the parish of Pagham. It offers a range of local amenities including a convenience food store, post office, newsagents and a number of traditional public houses. Local infants and junior schools can be found at the nearby village of Rose Green, as well as further local shops and facilities. Bus services pass nearby that give access to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

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 third left into Mill Park Road, then first left into Avian Gardens. No 13 can be found at the end of the cul-de-sac.

22/05/23

