



10 Drift Road, Pagham

A well presented semi-detached bungalow located in the popular residential area of Nyetimber.



- ▶ **Semi-detached Bungalow**
- ▶ **Refitted Modern Kitchen**
- ▶ **Two Bedrooms**
- ▶ **Driveway providing Ample Parking**
- ▶ **Larger than Average Single Garage**
- ▶ **Sitting Room**
- ▶ **Pitched Roof Conservatory**
- ▶ **Refitted Shower Room/WC**
- ▶ **Low Maintenance Front and Rear Gardens**
- ▶ **Convenient Location**

A viewing is highly recommended on this bungalow, benefits include gas fired central heating, replacement double glazing, a generous pitched roof conservatory and larger than average single garage.

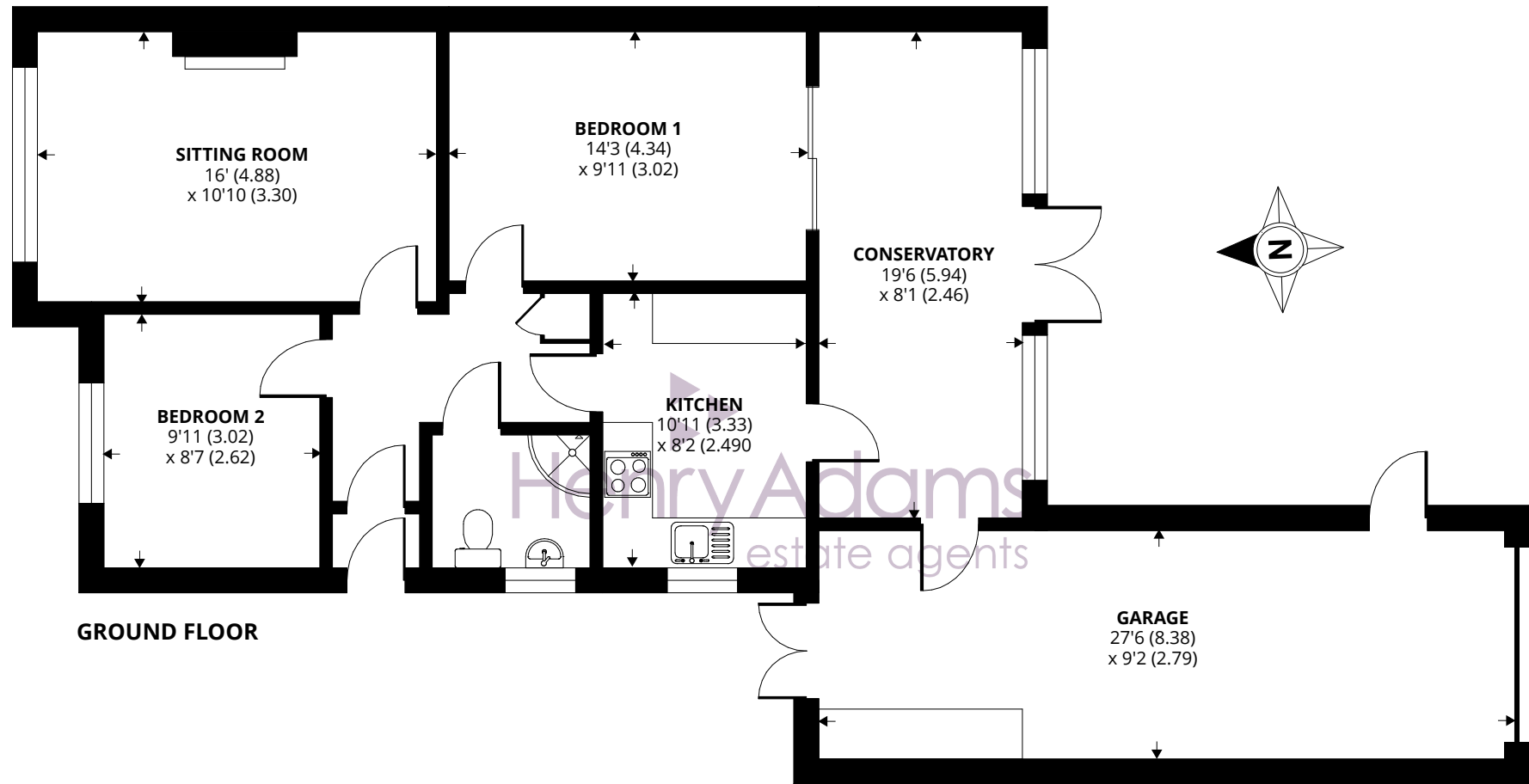
The accommodation briefly comprises, welcoming entrance hallway, sitting room, refitted kitchen with door to conservatory giving access to the rear garden and personal door to the garage, two bedrooms with the principal bedroom having a sliding door to the conservatory, refitted shower room with WC.

Outside, the front garden has been landscaped for ease of maintenance, with driveway to side providing ample parking, timber gates and the continuation of the driveway leading to the generous garage, having power and light, utility area with plumbing for washing machine and personal door to the rear garden. The rear garden is again designed for ease of maintenance and has an array of plants and well stocked borders.

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

Council Tax Band: C





Approximate Area = 803 sq ft / 74.6 sq m

Garage = 252 sq ft / 23.4 sq m

Total = 1055 sq ft / 98 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.

What3Words: Mandates.hats.committed

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