





## 6 Farmer Close, Pagham

Immaculately presented family home situated on the 'Summer Fields' development in Nyetimber, constructed in 2021. No onward chain.



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- ▶ **Semi-detached House**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Three Generous Bedrooms**
- ▶ **Enclosed Rear Garden**
- ▶ **Favourable Nyetimber Village Location**
- ▶ **Immaculate 'like-new' Presentation**
- ▶ **Ground Floor Cloakroom with WC**
- ▶ **Gas Fired Central Heating and Double Glazing**
- ▶ **Driveway Providing Ample Parking**
- ▶ **Balance of NHBC Guarantee**

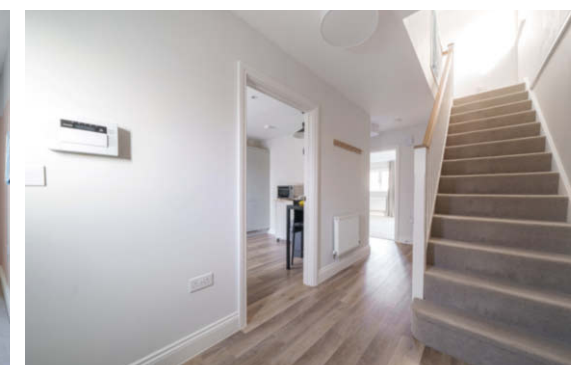
Situated in a quiet spot on this exclusive small development, this immaculate family home is perfectly situated for the village of Nyetimber and the seaside parish of Pagham.

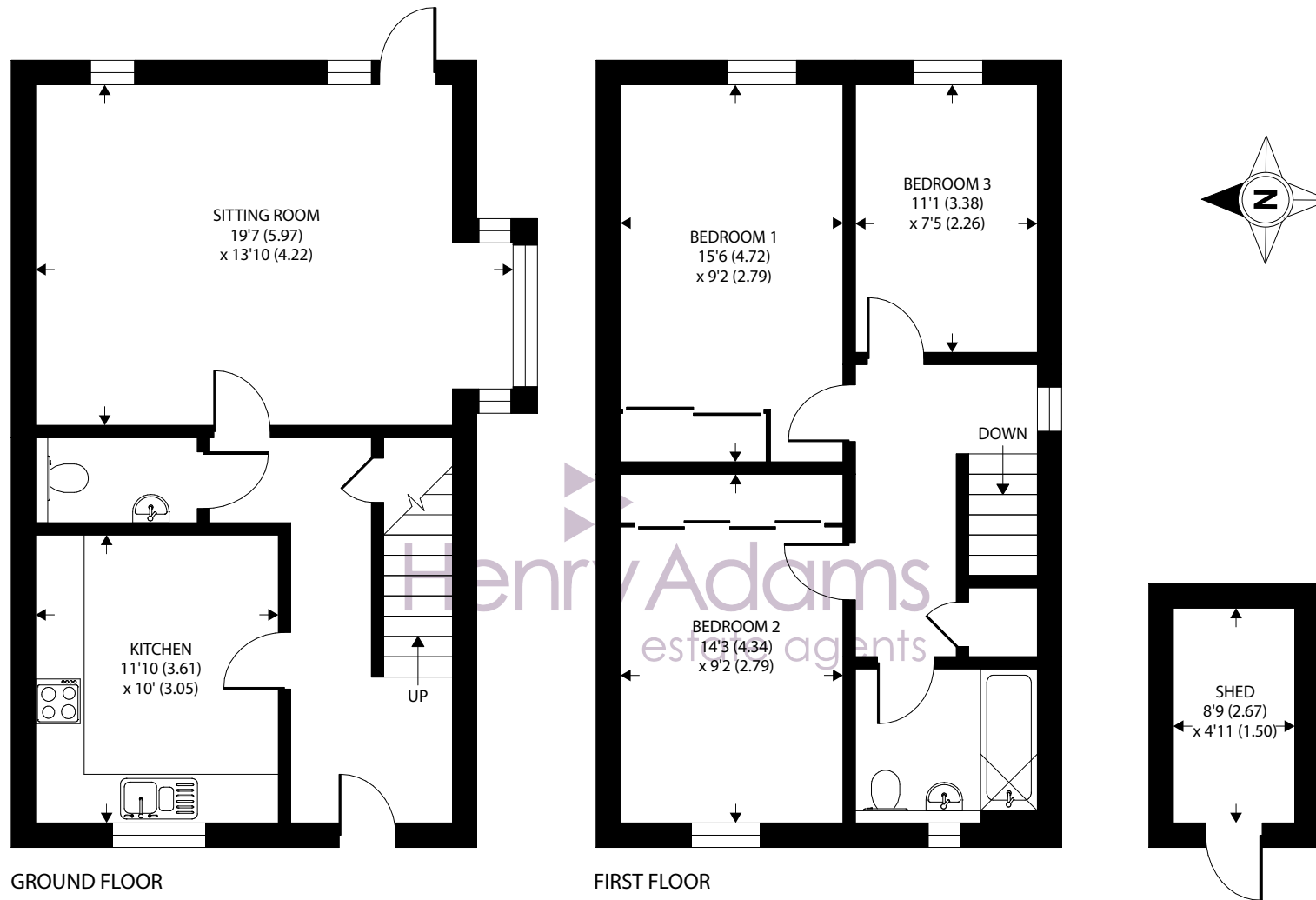
The ground floor comprises a welcoming entrance hall leading to cloakroom with WC, kitchen/breakfast room with integral appliances including dishwasher, fridge/freezer, gas hob with extractor above and space and plumbing for washing machine. The sitting/dining room offers generous accommodation with feature bay window and door giving access to the rear garden.

To the first floor, the landing has a useful storage cupboard above the stairs, there are three good size bedrooms with bedrooms one and two having built-in wardrobe cupboards. The family bathroom is a white contemporary suite with a mixer shower over the bath, WC and basin.

Outside, the rear garden is mainly laid to lawn with patio area, timber shed and rear gated access directly to the driveway which provides off-road parking for approximately three cars.

Council Tax Band: D





Approximate Area = 1055 sq ft / 98 sq m

Outbuilding = 44 sq ft / 4.1 sq m

Total = 1099 sq ft / 102.1 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

The village of Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. It offers a range of local amenities including a Tesco Express convenience store, post office, newsagent and a number of public houses. Infants and juniors school 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 the seaside town of Bognor Regis and also the Cathedral City of Chichester.

What3Words: hills.page.spaceship

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