





3 Barton Close, Pagham

Delightful single storey barn conversion in one of the most desirable locations in Nyetimber.



- ▶ **Character Terraced Bungalow**
- ▶ **Kitchen and Conservatory**
- ▶ **Two Bedrooms**
- ▶ **Delightful Front and Rear Gardens**
- ▶ **Private Cul-De-Sac**
- ▶ **Sitting Room with Open Fire**
- ▶ **Generous Dining/Bedroom**
- ▶ **Two Allocated Parking Spaces**
- ▶ **Garage and Driveway**
- ▶ **Excellent Location for Village Shops and Bus Services**

Henry Adams are delighted to present to the market this mid terraced single storey residence in the sought-after location in Nyetimber. The property has been loved for by the current owner for over 30 years, the property benefits from some replacement double glazing and gas fired central heating.

This rare to the market home has a cosy feel with beamed ceilings and an open fire in the sitting room. The accommodation briefly comprises, entrance porch and hallway, generous sitting room with feature corner open fire, dining room which can be used as a third double bedroom, kitchen with pantry cupboard and door to the conservatory and in turn leads to the rear garden, two bedrooms and bathroom with built-in airing cupboard.

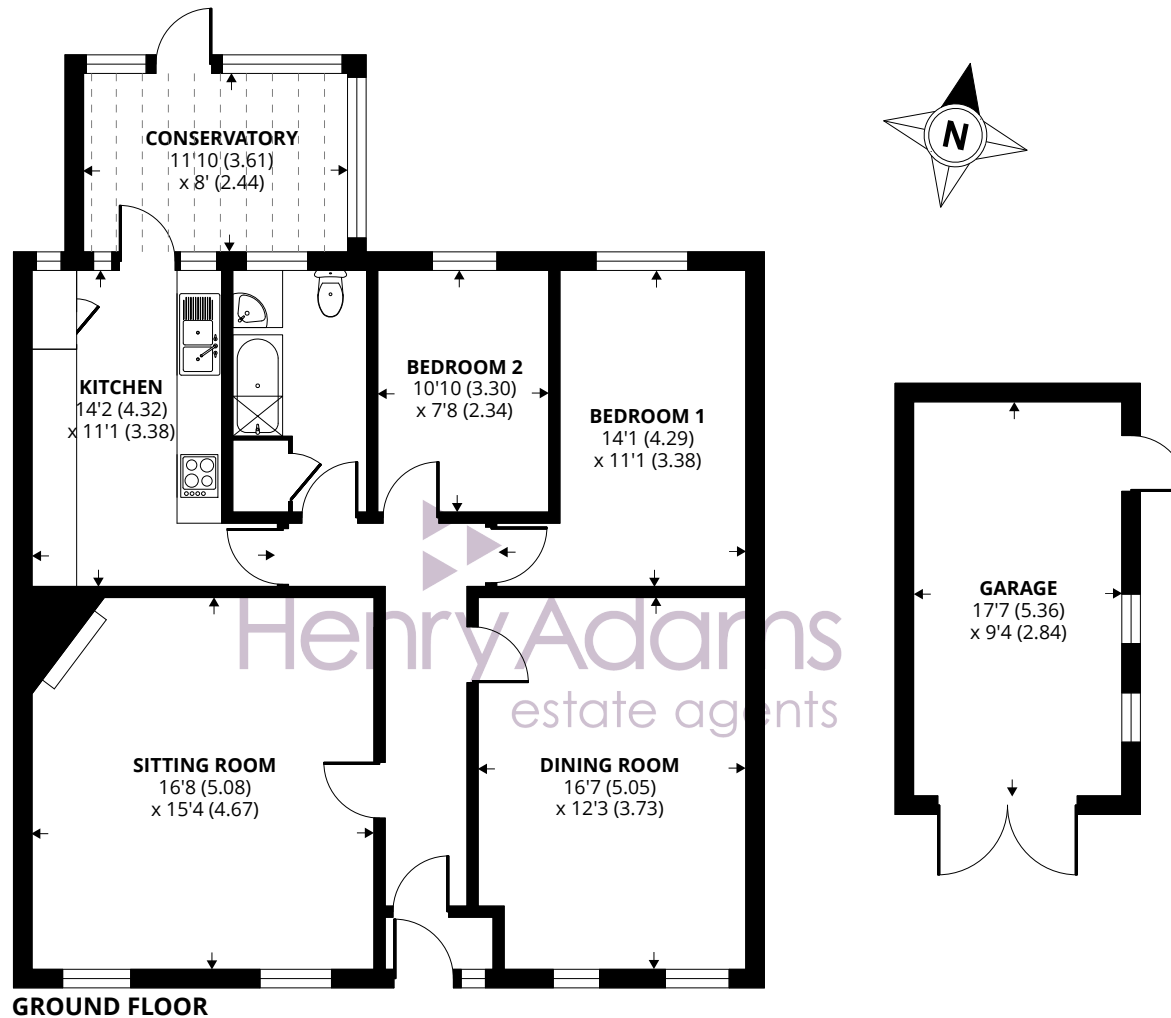
Outside, the front garden is laid to lawn and is well stocked with a pathway and steps leading to the entrance porch. The secluded rear garden is again well stocked with an abundance of established shrubs and trees and has two pathways, one leading to the timber garage. The driveway behind the terrace of properties leading to the garage is jointly owned by the neighbour. There is also two allocated parking spaces nearby.

A viewing is thoroughly recommended to appreciate the character, location and plot size this property has to offer.









Approximate Area = 1107 sq ft / 102.8 sq m
 Garage = 165 sq ft / 15.3 sq m
 Total = 1272 sq ft / 118.1 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

Barton Close is one of the most desirable locations of Nyetimber village, a quiet cul-de-sac leading to Barton Manor and the 12th Century chapel. Pagham Harbour Nature Reserve is a short walking distance away as are the shops and range of public houses in Nyetimber. The Cathedral City of Chichester, with its pedestrianised shopping precinct, and Chichester Festival Theatre, is approximately six miles, whilst Goodwood, famous for Glorious Goodwood horseracing, and hosting the world renowned Festival of Speed and Revival motor sport events is approximately eight miles.

Council Tax Band: D

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22/04/2024



