



9 Pebble Cottages, Mill Park Road
Nyetimber | Bognor Regis | West Sussex | PO21 3UU

Price £350,000
FREEHOLD

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- Three Storey Town House
- Three Bedrooms
- En-Suite to Bedroom 1
- Complete Onward Chain
- 1003 Sq Ft / 93.1 Sq M

Constructed in the late 1990's and having been in the same ownership from new, this delightful three storey town house is situated within a Mews style development, in a residential cul-de-sac on the outskirts of Nyetimber Village, on the Western fringe of Bognor Regis. The property has been well cared for throughout the years and boasts a well tended established garden and two allocated parking spaces.

A storm porch protects the front door which opens into the entrance hall with exposed wood flooring and a built-in airing cupboard housing the hot water cylinder. A carpeted staircase rises to the first floor while a doorway leads into the adjoining kitchen. A further door leads to the rear into the living room and door to the ground floor cloakroom with wash basin and w.c.

The kitchen is a front aspect room with a range of fitted units and work surfaces, inset sink unit, integrated 4 burner gas hob with oven under and hood over, space and plumbing for a washing machine, dishwasher and space for a fridge/freezer along with a unit housing the modern wall mounted gas boiler. A large open plan serving area allows additional light into the living room and gives the feeling of the kitchen being part of the living room.

The living room is a bright rear aspect room providing access into the rear garden via double glazed French doors with matching flank double glazed panels, oak wood flooring, useful built-in under stair storage cupboard and open plan under stair recess.

The first floor boasts a landing with staircase to the second floor and doors to bedroom 1,2 and the bathroom. Bedroom 1 is a good size double room positioned at the rear with fitted wardrobes/bedroom furniture and door to the en-suite shower room with shower enclosure with fitted shower, wash basin and w.c. Bedroom 2 is a good size double positioned at the front. The family bathroom is positioned between bedrooms 1 and 2 and provides a bath with shower over, pedestal wash basin and w.c.

The second floor has a landing with door to a highly versatile third bedroom which lends itself to a multitude of uses and is currently utilised as a fully equipped home office and additional lounge with a bed-settee with a double glazed dormer style window to the front, useful storage recesses, eaves store access and a hatch to the loft space.

Externally the property has two allocated parking spaces to the front, while the enclosed rear garden is a feature to this delightful secure 'lock up and leave' home boasting an array of established plants and shrubs, feature pergola accessed from the living room with decking, a paved and gravelled patio/terrace, lawn & Cedar Summer house.

Council Tax: Band D £22,205.96 p.a. (Arun District Council / Aldwick 2024 - 2025)

Current EPC Rating: C (75)

Ref: SC350 - 04/24





To arrange a viewing contact 01243 267026

Coastguards



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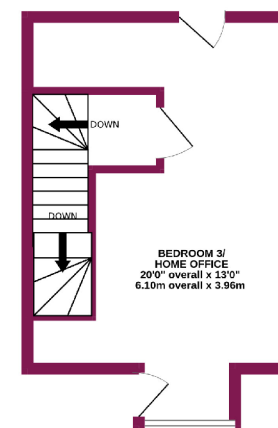
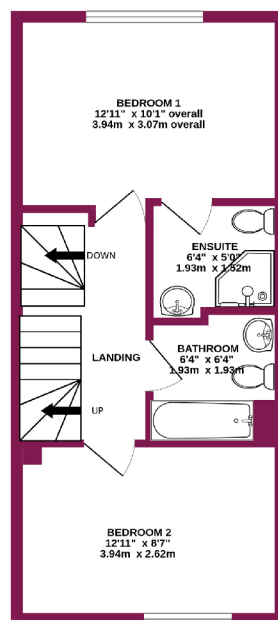
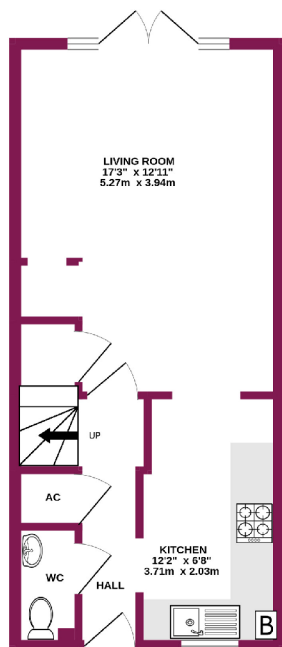


GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
238 sq.ft. (22.1 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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