



69 Nyetimber Lane
Aldwick | West Sussex | PO21 3HJ

Offers Over £450,000
FREEHOLD

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AS450-04/24



Features

- Detached Three Bedroom House
- Close To Amenities
- Scope To Extend (subject to consents)
- Can Be Offered With No Onward Chain
- 1,265 Sq Ft/ 117.5 Sq M

Situated in a popular residential location close to amenities within Rose Green and Avisford Park recreational field, this delightful three bedroom home offers versatile accommodation with a generous open plan modern kitchen and large rear pitched roof conservatory. In the past the property had planning consent for a two storey rear extension should someone wish to re-apply to increase the existing size.

A comprehensive range of local amenities including the doctor's surgery and library can be found close by in Rose Green along with a large Co-op store, Post Office, ironmongers, butchers/fishmongers, newsagent, chemist, greengrocers, a selection of takeaway food outlets, cafe and petrol station. Within a short walk there are Rose Green infant and junior schools and regularly routed bus services.

Bognor Regis town centre can be found within approximately 2 miles to the East with main-line railway station (London Victoria approx. 1 hr 45 minutes), promenade and pier, whilst the city of Chichester can be found within a short drive, which offers a wider range of shopping facilities along with the iconic Festival Theatre. Local public houses, convenience stores and takeaways can be found in nearby Nyetimber.



A recessed double glazed front door with flank double glazed windows opens into a central entrance hall with wood effect flooring and picture rail surround. A central staircase leads to the first floor landing, while doors from the hall lead to the living room 4 and kitchen/dining room.

The kitchen/dining room is an impressive open plan through room measuring 19' 11" x 12' overall, with double glazed windows to the front and side and glazed casement double doors to the rear leading through into the adjoining conservatory. The kitchen has been tastefully refitted and boasts a comprehensive range of units complemented with dark work surfaces, an inset 1 1/2 bowl single drainer sink unit, integrated electric hob with feature hood over, eye level double oven/grill, microwave, space for an American style fridge/freezer and space and plumbing for a dishwasher. A central island forms a breakfast bar and there is space for a dining table and chairs along with large polished floor tiles. A doorway to the side leads to a walkway with under stair storage cupboard and additional cupboard with space and plumbing for a washing machine.

The walkway in turn has a door leading through to the adjoining living room which measures 19' 11 x 12' overall and is a light and airy through room with double glazed bow window to the front and double glazed French doors to the rear providing access to the rear garden, along with wood effect flooring and a feature painted brick open fireplace with tiled hearth.

The generous pitched roof conservatory at the rear measures 19' x 14' 1" overall and provides access into the rear garden. A door from the conservatory leads into an adjoining ground floor shower room which offers a modern suite of shower enclosure with fitted shower, shaped wash basin set on worktop surround, close coupled w.c., tiled walls and floor, an obscure double glazed window to the side and space for a dryer.





The master bedroom is front aspect with two double glazed windows enjoying a pleasant outlook towards the greensward and has two built-in wardrobes/storage cupboards. A door leads into the en suite shower room with large shower enclosure, modern wash basin set onto a work surface with cupboards under providing space and plumbing for a washing machine and dryer, matching wall mounted units, close coupled w.c and large double glazed window to the side.

Bedrooms 2 & 3 are rear facing rooms both providing access to the rear garden. Bedroom 2 has a built-in double wardrobe.

The bathroom boasts a white refitted suite of P-shaped bath with dual shower unit over, fitted shower screen, close coupled w.c, pedestal wash hand basin along with a heated towel rail and double glazed window to the side.

Externally the property occupies an enviable position with an open plan frontage abutting the greensward. The westerly rear garden is fully enclosed and has been landscaped to provide seating areas with a central lawn and mature established beds and borders. A gate at the rear leads out to the double width driveway which provides on-site parking in front of the detached garage which measures 16' 9" x 15' 7" with sectional up and over door at the front and personal door into the rear garden along with a window to the rear.



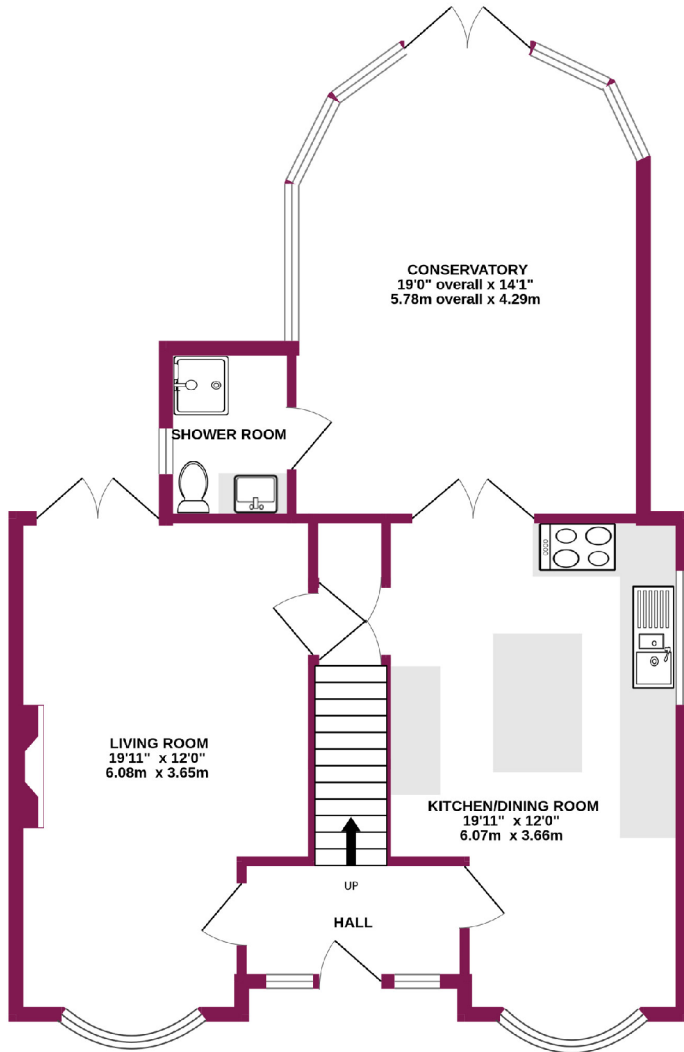
Current EPC Rating: D (56)

Council Tax: Band E £2,558.59 (Arun District Council/Aldwick)

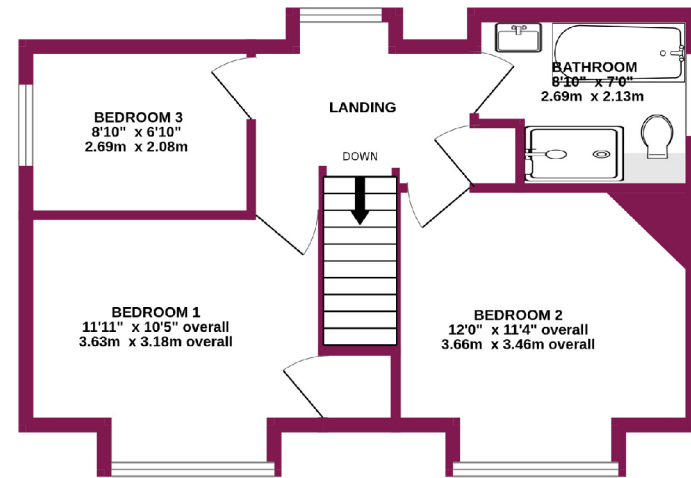


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GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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.

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