





3 Mayfield Close, Nyetimber

A semi-detached chalet bungalow set in a popular residential area and situated conveniently close to Nyetimber and Rose Green villages.



- ▶ **Semi-Detached Chalet Bungalow**
- ▶ **Sitting Room/Study**
- ▶ **Ground Floor Double Bedroom**
- ▶ **Shower Room with WC**
- ▶ **Bee Friendly Cottage Garden**
- ▶ **Sitting Room**
- ▶ **Retro Fitted Kitchen/Diner**
- ▶ **Two First Floor Double Bedrooms**
- ▶ **Driveway providing Off-Road Parking and leading to the Garage**
- ▶ **Bus Services Nearby**

A semi-detached chalet bungalow benefiting from large picture windows, typical of the 1960's era, making the accommodation bright and airy.

The accommodation briefly comprises, side entrance hallway, sitting room with feature fireplace, ground floor bedroom, modern shower room with shower, basin and WC. The retro fitted kitchen/diner has a door to the garden, white units and space for white goods plus ample space for a dining area. There is a second sitting room/study with the stairs rising to the first floor bedrooms.

On the first floor, there are two double bedrooms with fitted wardrobes and ample eaves storage cupboards. There is gas central heating and double glazing to all windows.

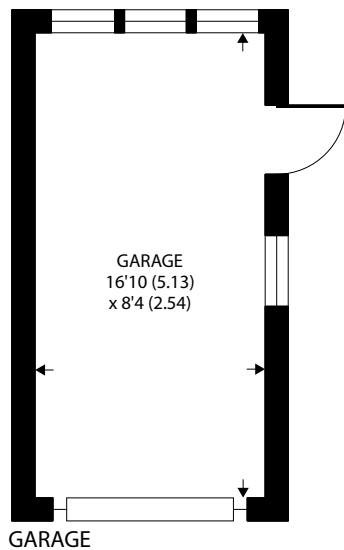
Outside, the front garden is laid to lawn and bordered by shrubs. There is a driveway to the side with ample parking leading to the garage and access to the side and rear garden, which again is mainly laid to lawn with bee friendly flower borders and fruit trees, a sunny patio area plus a timber shed.

Council Tax Band: D

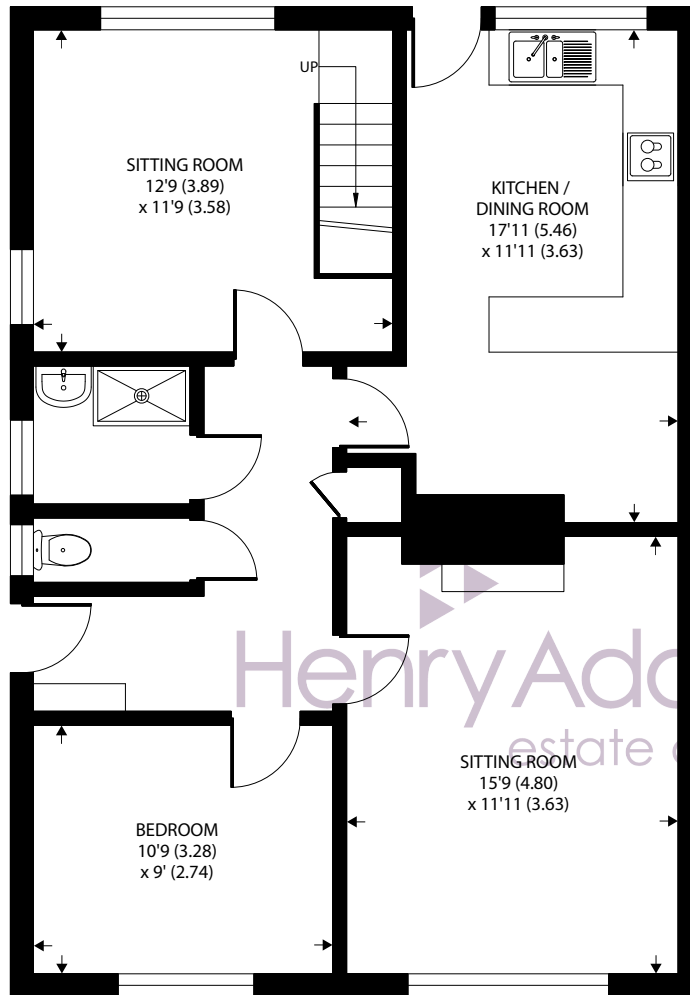








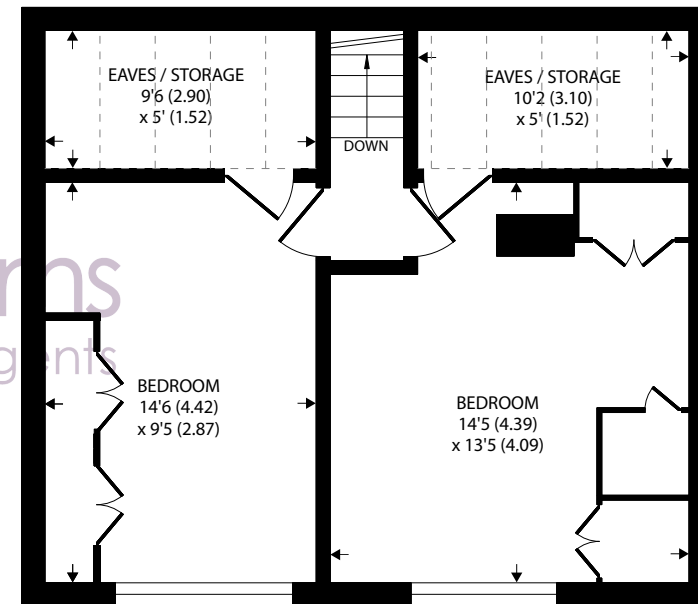
GARAGE



GROUND FLOOR



Denotes restricted
head height



FIRST FLOOR

Approximate Area = 1165 sq ft / 108.2 sq m

Limited Use Area(s) = 99 sq ft / 9.1 sq m

Garage = 140 sq ft / 13 sq m

Total = 1404 sq ft / 130.3 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. Local facilities will be found at both Nyetimber and Rose Green, both of which offer a range of local services and shops including: a convenience food store, post office, newsagents and several public houses. Local infant and junior schools can be found at the nearby village of Rose Green. A regular bus service links the village to the nearby Bognor Regis town centre which offers a more comprehensive range of facilities and a mainline railway station with services to London/Victoria. The Cathedral City of Chichester can be found within seven miles and the famous Goodwood motor circuit and racecourse within ten miles of Nyetimber. 10/05/24

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