





7 Brooks End, Nyetimber

A modern detached house located within a quiet cul-de-sac in the popular village of Nyetimber.



- ▶ **Detached House**
- ▶ **Modern Fitted Kitchen plus Utility Room**
- ▶ **Ground Floor Office**
- ▶ **Four Bedrooms with En-suite to Bedroom One**
- ▶ **Driveway leading to Garage**
- ▶ **Dual Aspect Sitting Room with Open Fire**
- ▶ **Pitched Roof Conservatory**
- ▶ **Ground Floor Cloakroom with WC**
- ▶ **Family Bathroom**
- ▶ **Gas Fired Central Heating and Double Glazing**

A light and spacious family home situated in the popular village of Nyetimber located within a private road of just four properties, accessed via a quiet cul-de-sac. The local beach at Pagham is within easy access as is the seaside town of Bognor Regis and the Cathedral City of Chichester.

The accommodation briefly comprises, a welcoming entrance hall, dual aspect sitting room with open fire and double doors giving access to the dining room, which in turn leads to the pitched roof conservatory. Refitted and well-appointed kitchen, utility room, office and cloakroom with WC.

On the first floor, there are four bedrooms and a family bathroom. Bedroom one has an en-suite shower with WC.

Outside, the front garden is laid to lawn with driveway to side and leading to a single pitched roof garage having power, light and personal double door to the rear garden and utility room. The rear garden is laid to lawn with established rear border, decking area and side access to the front.

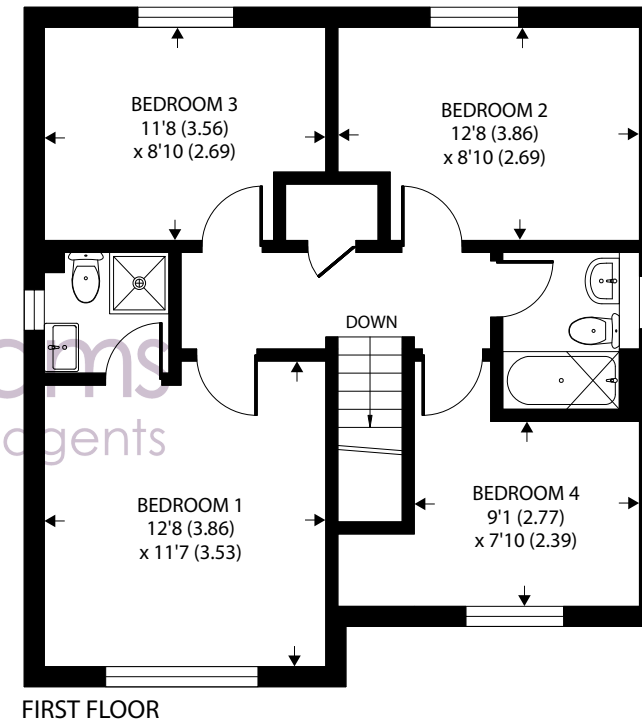
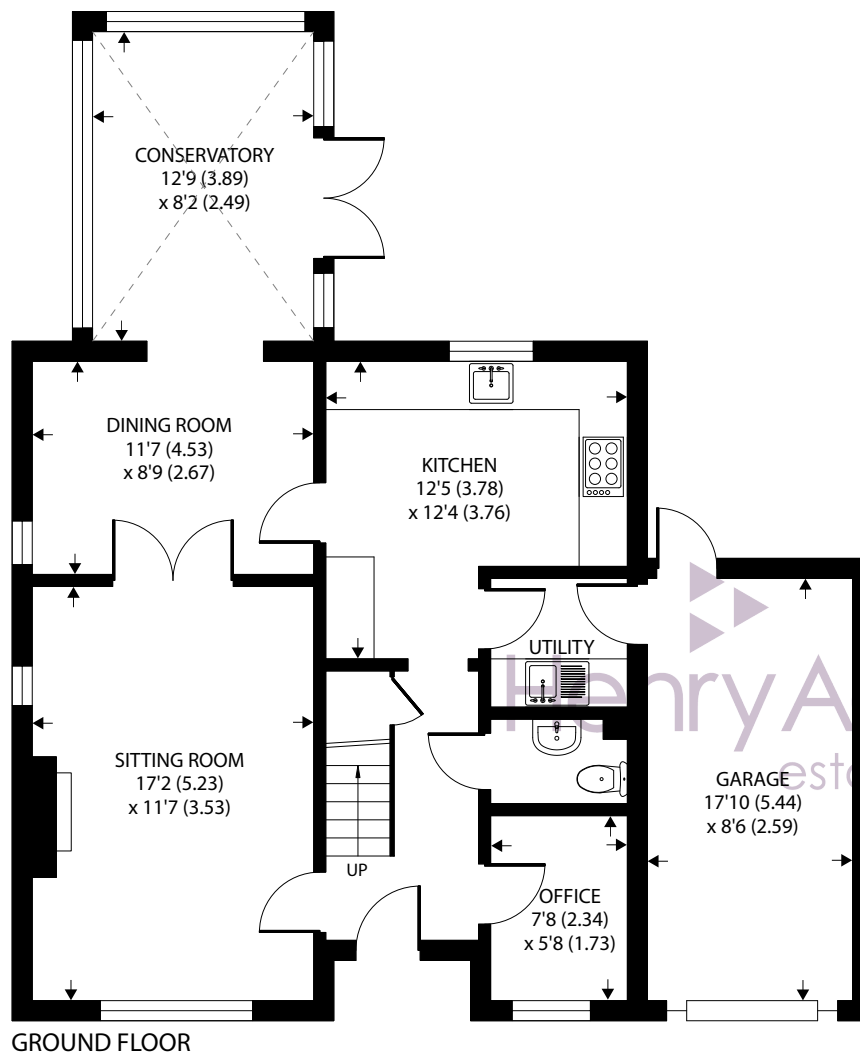
A viewing is highly recommended of this well designed family home and to appreciate its quiet and convenient location.

Council Tax Band: E









Approximate Area = 1382 sq ft / 128.3 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1531 sq ft / 142.1 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.

Private Road Charge: We are informed by the vendor that the private road charge is split 4 ways as and when work is required.

What3Words ///exhale.uttering.bench

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