





2 Spinnaker View, Nyetimber

Immaculately presented detached home situated on the 'Harbour Reach' development in Nyetimber.

 1  4  2  B

- ▶ **Detached House**
- ▶ **Well Appointed Kitchen/Dining Room**
- ▶ **Utility Room plus Cloakroom with WC**
- ▶ **Contemporary Family Bathroom**
- ▶ **Driveway leading to Garage**
- ▶ **Triple Aspect Sitting Room**
- ▶ **Underfloor Heating on the Ground Floor**
- ▶ **Four Bedrooms plus En-suite Shower Room**
- ▶ **Westerly Facing Rear Garden**
- ▶ **Nyetimber Village Location**

A beautifully presented family home conveniently situated within Nyetimber village. A viewing is thoroughly recommended to appreciate the bright and spacious accommodation throughout, together with its superb presentation inside and out.

The accommodation briefly comprises welcoming entrance hallway, generous sitting room, double aspect kitchen with quartz work surfaces, Bosch oven plus additional top oven/microwave, Induction hob and dishwasher, double doors giving access to the rear garden and door to the utility room with sink and space for washing machine and door to side courtyard. Cloakroom with WC.

The first floor comprises landing with cupboard housing the hot water tank and further storage cupboard, four bedrooms and family bathroom with mixer shower above the bath, the principal bedroom benefits from an en-suite shower room.

Outside, the westerly facing rear garden has been landscaped for ease of maintenance having two outdoor electrical points, timber workshop with power and lighting, and gated side access. The driveway provides off-road parking and leads to the garage accessed via an up and over door, with lined walls and ceiling, downlighters, wall mounted electric heater and personal door to the rear garden, this would make for an ideal office or gym.

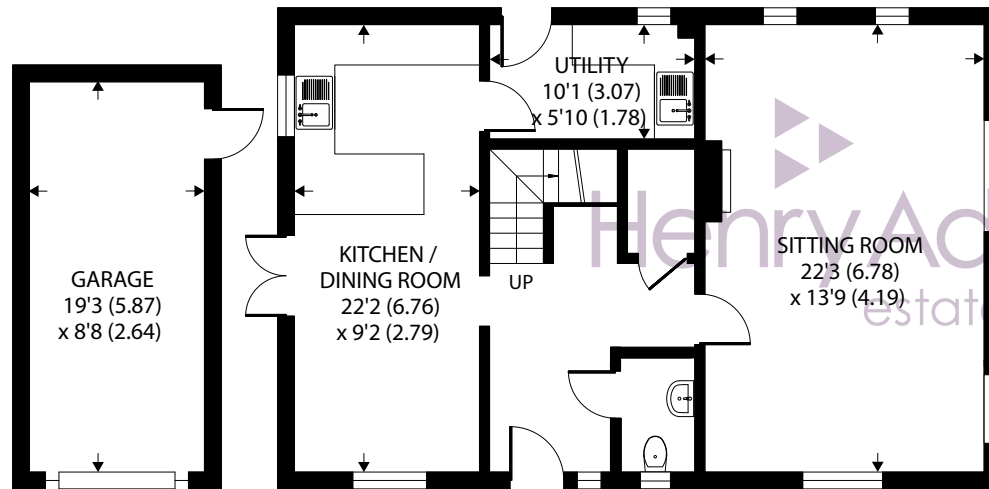




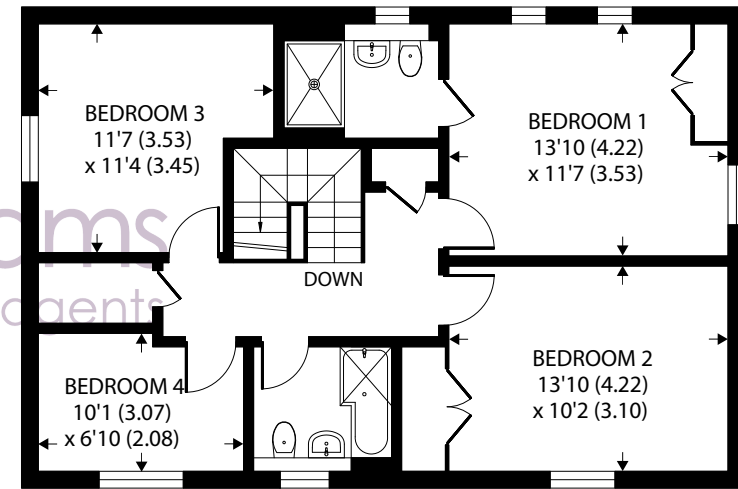
THIS HOUSE MAY CONTAIN PROSECCO







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1514 sq ft / 140.6 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1682 sq ft / 156.2 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 Estate Charge: We understand the private estate charge is approximately £150 p.a.

Council Tax Band: E

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13/11/24

