



41 Leonora Drive, Nyetimber

A spacious detached bungalow located in the popular residential area of Nyetimber and offered with no onward chain.



- ▶ **Detached Bungalow**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Bathroom**
- ▶ **Driveway leading to Detached Garage**
- ▶ **Corner Plot Location**
- ▶ **Triple Aspect Sitting/Dining Room**
- ▶ **Two Double Bedrooms**
- ▶ **Double Glazing and Electric Heating**
- ▶ **Secluded Rear Garden**
- ▶ **No Onward Chain**

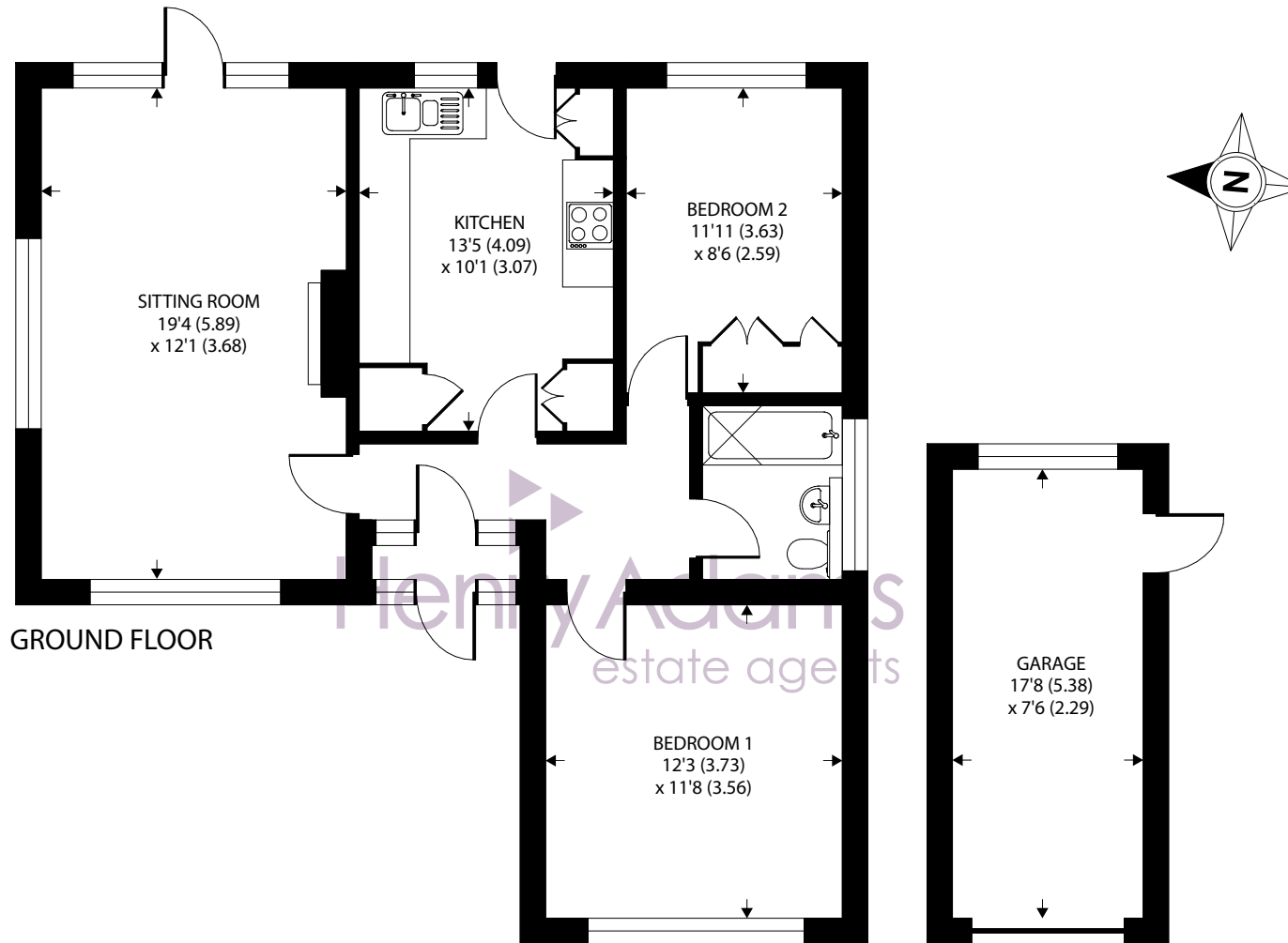
An opportunity for someone to put their own stamp on their next home, as this spacious bungalow requires updating.

The accommodation briefly comprises entrance porch, entrance hallway, triple aspect sitting/dining room with access to rear garden, kitchen/breakfast room with access to rear garden, two double bedrooms and bathroom.

Outside, the property occupies a corner plot with the front garden being predominantly laid to lawn with driveway access via Greenlea Avenue leading to a detached single garage with personal door to the rear garden. The secluded rear garden is again predominantly laid to lawn with mature shrubs, the garden continues down one side of the bungalow.

Council Tax Band: D





Approximate Area = 764 sq ft / 71 sq m

Garage = 132 sq ft / 12.3 sq m

Total = 896 sq ft / 83.2 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

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 food store, newsagents and a number of traditional country public houses. Local infants and juniors schools 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 Bognor Regis town centre (about three miles distant), which offers a more comprehensive range of shops and a Rail link to London Victoria. The cathedral city of Chichester is approximately six miles away.

What3Words ///breaches.vest.connects

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