



67 Nyetimber Lane
Aldwick | Bognor Regis | West Sussex | PO21 3HJ

Guide Price £350,000
Freehold

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DE425 - 08/25

Features

- Older Style Semi-Detached House
- 3 Bedrooms & 2 Reception Rooms
- Popular Location Close to Amenities
- Driveway & Garage
- No Onward Chain
- 999.1 Sq Ft / 92.8 Sq M (Excluding Garage)

Conveniently positioned close to Avisford Park recreational field and the village amenities within Rose Green, this older style two storey semi-detached residence has been impeccably well cared for throughout the current owners lengthy occupation and boasts versatile accommodation with the ground floor offering a reception hall, front aspect living room, separate dining room leading to a kitchen at the rear, ground floor bedroom and ground floor bathroom and separate wc, while the first floor boasts two double bedrooms, both with generous eaves storage cupboards, with bedroom 1 benefiting from an en-suite cloakroom.

The property also offers double glazing, a gas heating system via radiators, driveway providing on-site parking, a garage and a delightful south easterly rear garden.

A double glazed door with flank obscure double glazed windows positioned at the side of the property leads into a welcoming reception hall with a central carpeted staircase with handrails to the first floor, radiator and fitted carpet. Glazed casement style doors lead to the living room and dining room, while further doors lead to the ground floor bedroom 3, bathroom and separate wc.

The living room has a feature bay window to the front, tiled fireplace, two radiators and fitted carpet.

The dining room has a useful under-stair recess, under-stair storage cupboard, radiator, double glazed door with flank double glazed windows to the rear providing access into the rear garden, fitted carpet and a glazed door leading through to the adjoining kitchen, which has a large double glazed window to the rear, door to the side providing access to the rear garden, fitted base, drawer and wall mounted units, roll edge work surfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated 4 burner gas hob with concealed hood over, eye level double oven/grill, space and plumbing for a washing machine, space for an under-counter fridge, radiator and wall mounted modern 'Worcester' gas boiler.

The ground floor bedroom 3 has a double glazed window to the front, radiator and fitted carpet.

The ground floor bathroom has a white suite of panel bath with mixer tap/shower attachment, radiator, wash basin, along with tiled splash back surround, ladder style heated towel rail, double glazed window to the side and airing cupboard housing the hot water cylinder. Adjacent to the bathroom is a separate wc with a double glazed window to the side, wall mounted electric consumer unit and electric meter.



The first floor has a landing with small access hatch to the loft space and doors to Bedrooms 1 and 2.

Bedroom 1 is positioned at the front of the property with a double glazed window to the front, radiator, fitted carpet, generous walk-in eaves storage cupboard and door to an en-suite cloakroom with close coupled wc and wall mounted wash basin.

Bedroom 2 has a window to the rear, radiator, fitted carpet and generous walk-in eaves storage cupboard.

Externally, the property is approached via double gates at the front leading into a long gravel driveway which runs along the side of the property to the pitched roof garage, which has an up and over door at the front and personal door to the side.

The front has been laid to gravel chippings with a raised border and paved bed for ease of maintenance. To the rear there is beautifully tended generous garden with paved terrace, shaped lawn with well stocked borders, mature shrubs and greenhouse.

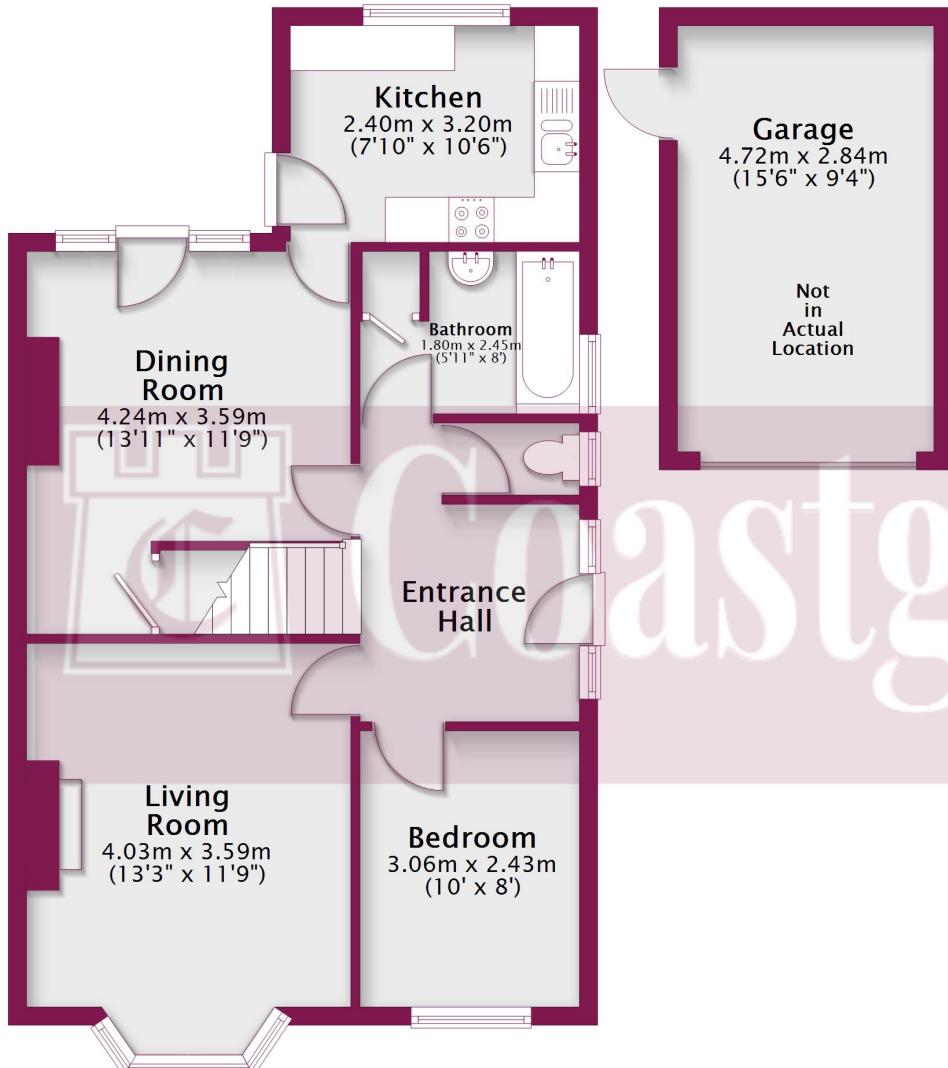
Current EPC Rating: D (60)

Council Tax: Band D £2,304.48 p.a. (Arun District Council /Aldwick 2025-2026)



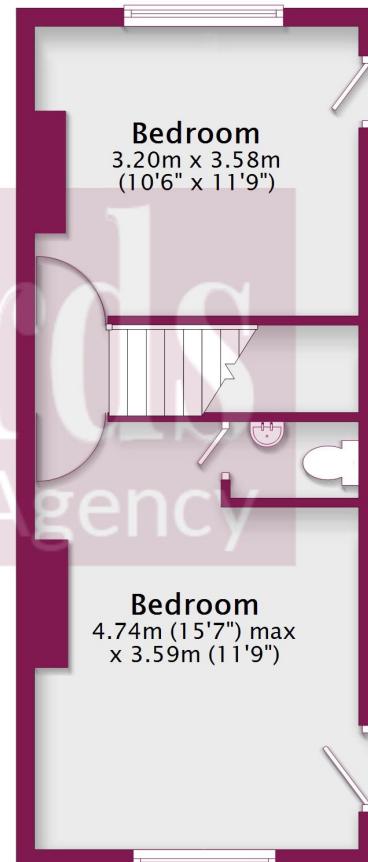
Ground Floor

Main area: approx. 60.1 sq. metres (647.4 sq. feet)
Plus garages, approx. 13.4 sq. metres (144.3 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



Main area: Approx. 92.8 sq. metres (999.1 sq. feet)

Plus garages, approx. 13.4 sq. metres (144.3 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser.

Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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 **Coastguards**
Estate Agency

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.