



3 Warwick Close, Nyetimber

Guide Price £290,000

3 Warwick Close

- Semi-detached House
- Well-Presented Throughout
- Naturally Bright Sitting Room
- Large Kitchen/Breakfast Room
- 2 Double Bedrooms and Single Bedroom
- Fitted White Suite Bathroom
- Southerly Facing Low Maintenance Garden
- Garage
- Short Walk to Pagham Village

This well-presented three bedroom semi-detached house offers spacious and comfortable living, ideally situated just a short walk from the heart of Pagham village.

The property features a large kitchen/breakfast room providing a sociable space for entertaining or family meals, complemented by a naturally bright sitting room that benefits from ample natural light throughout the day.

On the first floor, there are two generous double bedrooms with fitted wardrobes and a well-proportioned single bedroom, making it suitable for families or those seeking versatile accommodation. The fitted bathroom is finished with a white suite, offering both style and functionality.

Additional features include a garage, providing convenient storage and parking. With its practical layout, this home is ideal for those seeking a move-in-ready property in a desirable location.

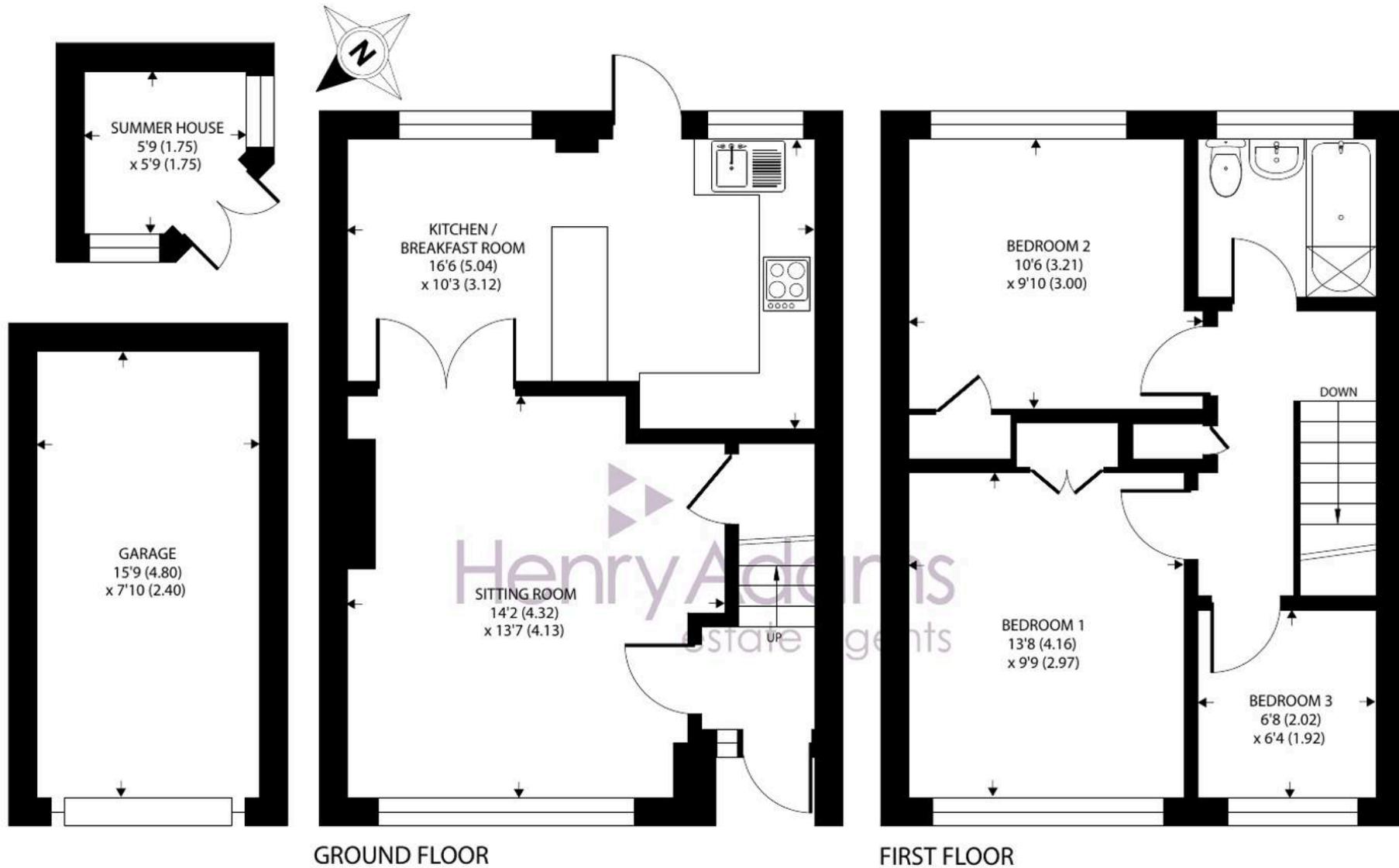
Outside, the westerly facing garden is laid to lawn with a summer house and patio.

Early viewing is highly recommended to fully appreciate the quality and space on offer.









Warwick Close, Bognor Regis

Approximate Area = 757 sq ft / 70.3 sq m

Garage = 124 sq ft / 11.5 sq m

Outbuilding = 29 sq ft / 2.6 sq m

Total = 910 sq ft / 84.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Henry Adams. REF: 1429964

The village of Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. It offers some local facilities including: a convenience food store, post office, newsagents and several public houses. Local infants and juniors schools can be found at the nearby village of Rose Green amongst other facilities. A regular bus service links the village to the nearby Bognor Regis town centre which offers a more comprehensive range of facilities and a train link from Bognor Regis will terminate at London Victoria. The Cathedral city of Chichester can be found within 7 miles and the famous Goodwood motor circuit and race course within 10 miles of Nyetimber.

What3Words ///sofa.tidal.drumbeat

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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