



9 Malvern Way, Nyetimber

Guide Price £325,000



9 Malvern Way

- Semi-Detached Family Home
- Generous Kitchen/Dining Room
- 3 Bedrooms
- Quiet Cul-de-Sac Location
- Low Maintenance Garden
- Garage

A wonderful opportunity to purchase this beautifully presented three bedroom semi-detached family home, ideally located in a quiet, family-friendly area of Nyetimber - a charming coastal village between Chichester and Bognor Regis.

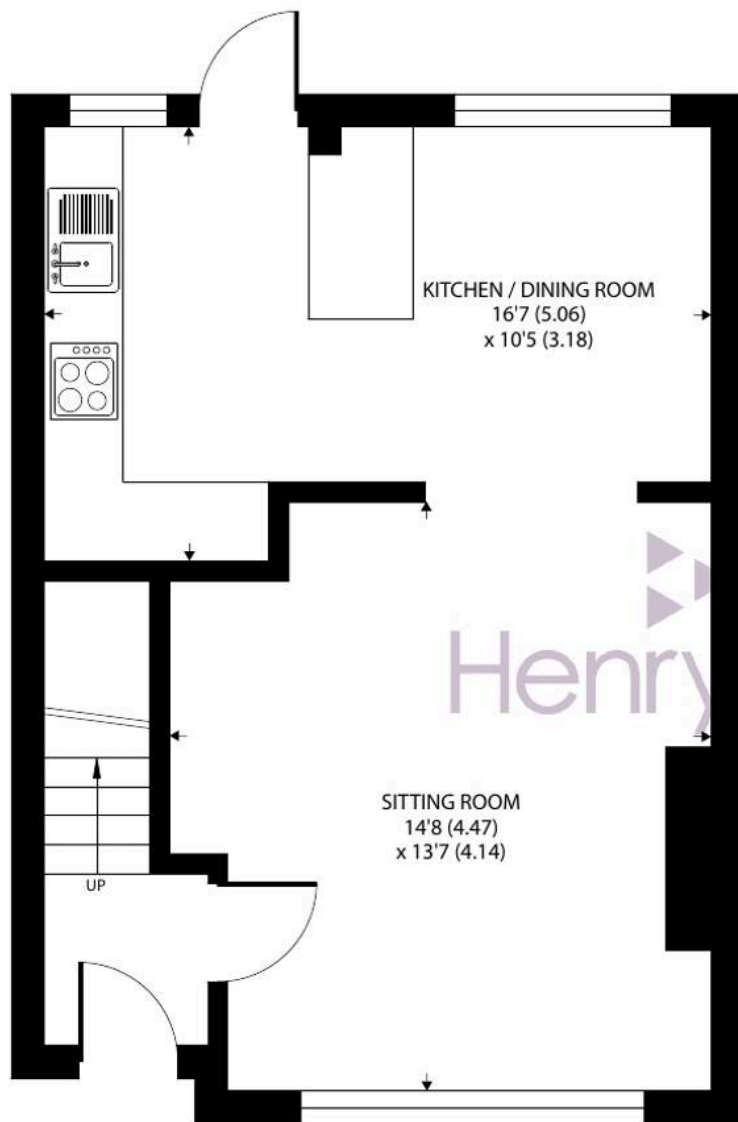
This spacious property offers a comfortable and practical layout, perfect for modern family living, and is within easy reach of local schools, shops, and essential amenities, making it an ideal choice for families, first-time buyers, or anyone looking to upsize.

Upon entering, you're welcomed by an entrance hallway that leads through to a great sized sitting room at the front of the property. This space enjoys an abundance of natural light from the large front-facing window and provides a warm, inviting area to relax with family or entertain guests.

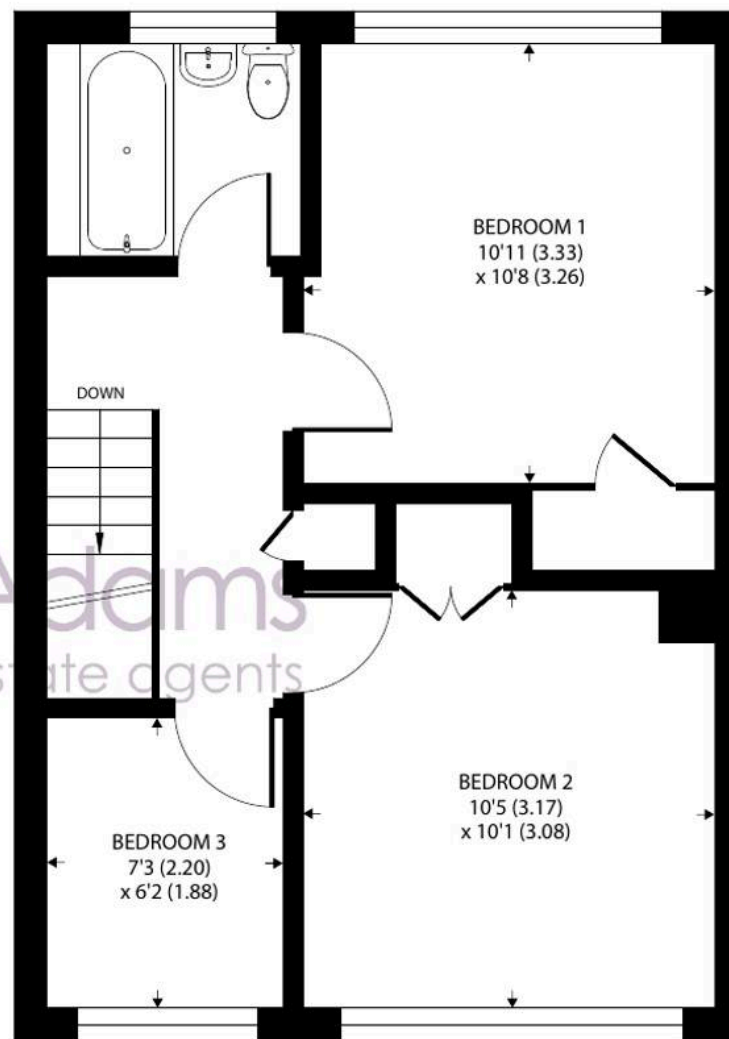
Upstairs, the home offers three well-proportioned bedrooms, including two doubles and a comfortable single, which would also make a great home office or nursery. The bedrooms are served by a modern family bathroom fitted with a bath, overhead shower, basin and WC.







GROUND FLOOR



FIRST FLOOR

Malvern Way, Nyetimber

Approximate Area = 791 sq ft / 73.4 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). © nichecom 2025. Produced for Henry Adams. REF: 1328478

To the rear, you'll find a spacious open-plan kitchen and dining area, ideal for everyday family meals or hosting. The kitchen is well-equipped with plenty of worktop and cupboard space, and benefits from direct access to the private rear garden—perfect for indoor-outdoor living during the warmer months.

The property enjoys a private, enclosed rear garden. There is a decked area ideal for barbecues, and the rest being laid with AstroTurf for low maintenance.

Situated in a peaceful residential cul-de-sac, the property is just a short walk from Pagham village, where you'll find a range of local shops, pubs, cafes, and community amenities. Highly rated local schools are nearby, as well as excellent public transport links to Bognor Regis and Chichester. The stunning Pagham beach and nearby nature reserves are also within easy reach—ideal for weekend walks or summer days out with the family.

Nyetimber is well known for its friendly community feel, scenic coastline, and convenient access to both countryside and coast, making it a truly desirable place to live.

Nyetimber is located to the west of Bognor Regis within the parish of Pagham. It offers a range of local amenities including a Tesco Express convenience food store, post office, newsagents and a number of traditional public houses. Local infants and junior schools can be found at the nearby village of Rose Green, as well as further local shops and facilities.

What3Words ///ideals.powder.nails

Tenure: Freehold & Council Tax Band: C

EPC Energy Efficiency Rating: C





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