



## Orchard Cottage, Barton Close, Nyetimber

Guide Price £500,000



# Orchard Cottage, Barton Close

- Detached Bungalow
- Scope to Extend
- Large Reception Room
- Kitchen with Breakfast Bar
- Conservatory
- Principal Bedroom with En-suite Shower Room
- Further Double Bedroom
- Lovely Mature Garden
- Large Driveway
- Separate Garage

Welcome to this stunning two bedroom detached bungalow located at the bottom of a quiet and sought after cul-de-sac close to village pond in a peaceful residential area.

This gorgeous detached bungalow boasts a separate garage and a large driveway and front garden. Upon entering the property, there is a large hallway leading to all ground floor rooms, with double coat cupboard. The large reception room is perfect for entertaining guests and there is plenty of space for a dining table. The kitchen features a range of wall and base units including a breakfast bar. From the kitchen is a good size conservatory.

To the rear is a large mature garden and there is plenty of scope for additions subject to the required permissions, offering ample possibilities for customisation to suit your lifestyle and preferences.

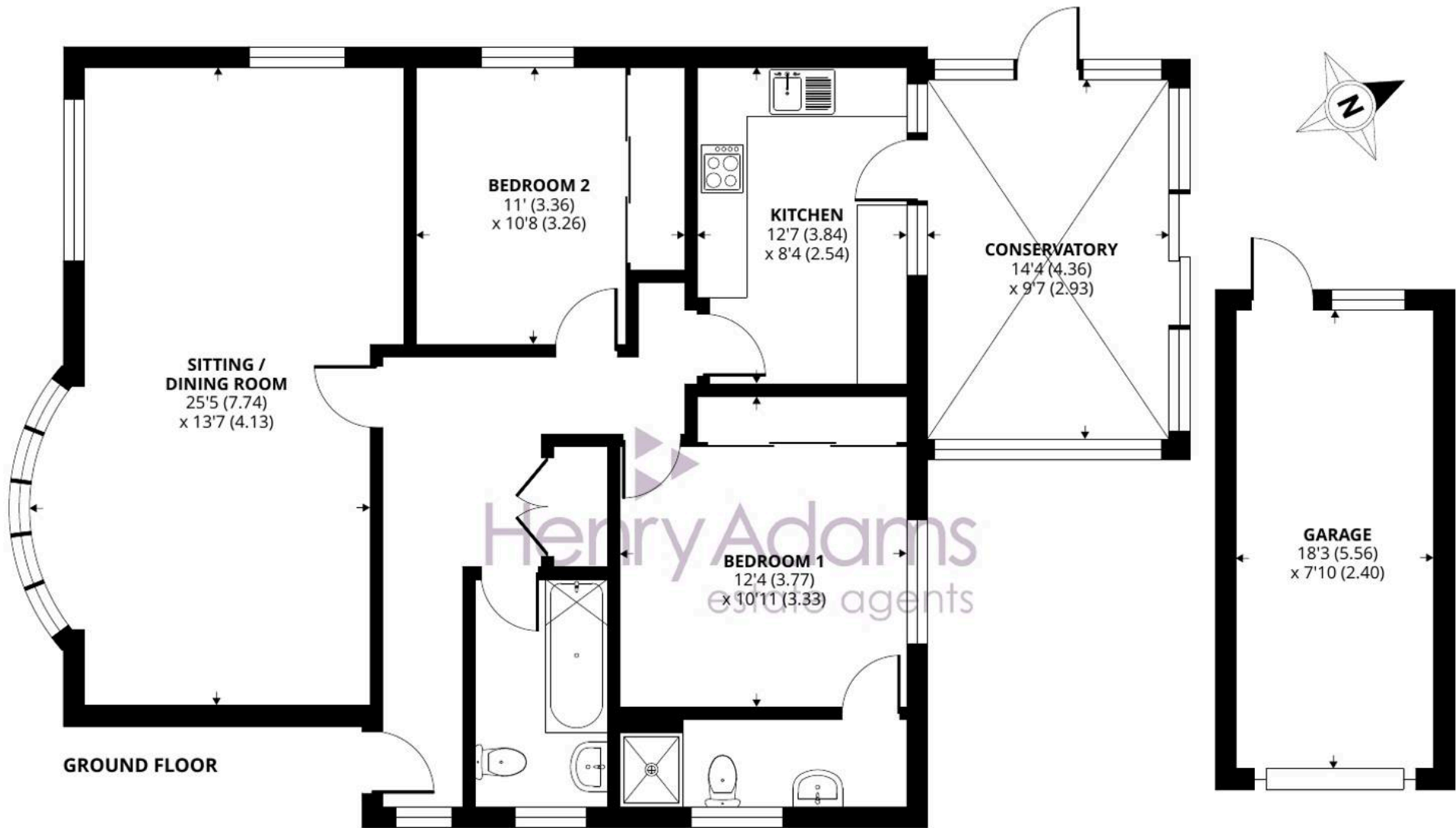












## Barton Close, Bognor Regis

Approximate Area = 1081 sq ft / 100.4 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1225 sq ft / 113.7 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: 1350926



Barton Close is one of the most desirable locations in Pagham, a quiet cul-de-sac with picturesque pond leading to Barton Manor and the 12th Century chapel. Pagham Harbour Nature Reserve is a short walking distance away as are the shops and range of public houses in Nyetimber. The Cathedral City of Chichester, with its pedestrianised shopping precinct, and Chichester Festival Theatre, is approximately six miles, whilst Goodwood, famous for Glorious Goodwood horseracing, and hosting the world renowned Festival of Speed and Revival motor sport events is approximately eight miles.

What3Words [///paddocksgallopingleaunched](https://www.what3words.com/paddocksgallopingleaunched)

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C







## Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

[bognorandaldwick@henryadams.co.uk](mailto:bognorandaldwick@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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.