



1 Barton Close, Nyetimber

Guide Price £675,000

 **Henry Adams**
estate agents



1 Barton Close

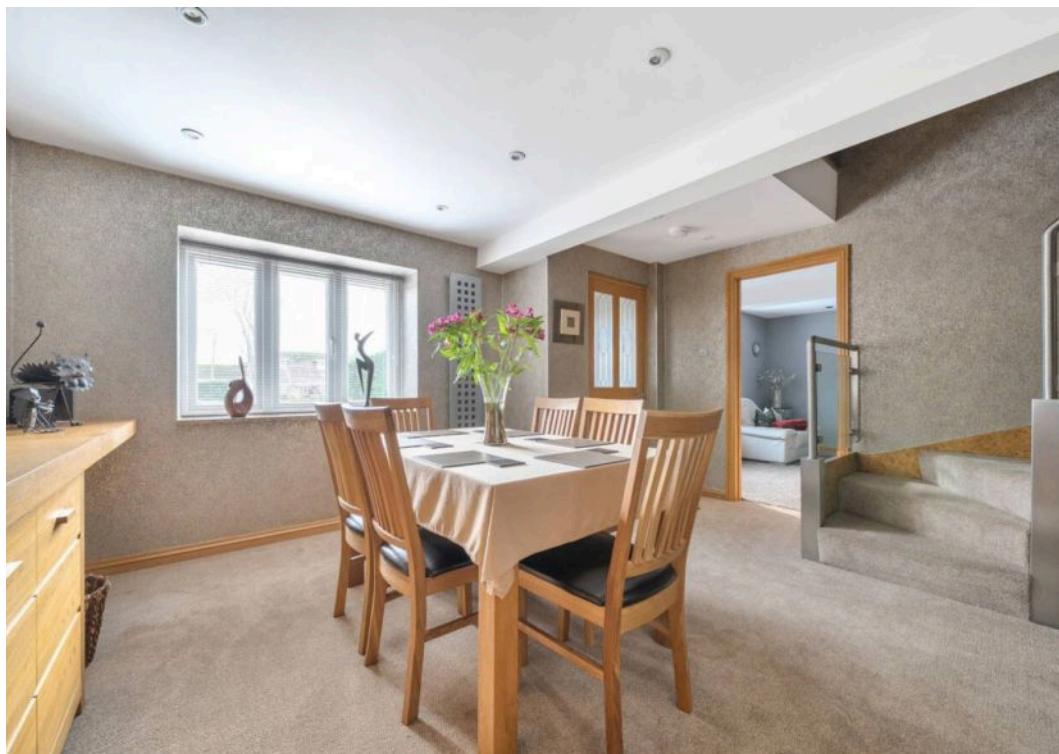
- Cottage Style Residence
- Quality Fitted Kitchen
- Ground Floor Bedroom and Bathroom
- Four Further Double Bedrooms
- Modern Family Bathroom
- Secluded Front and Rear Gardens
- Double Garage with Office Space
- Parking, Carport & Garage
- Double Workshop
- Situated on a Private Gated Road

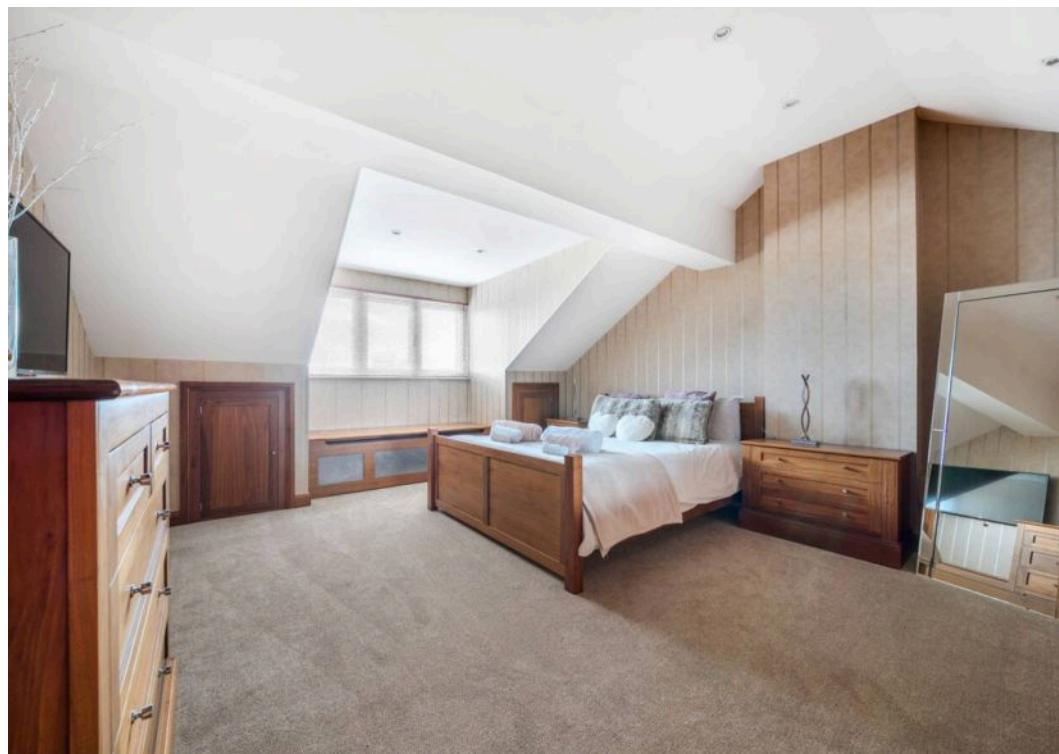
There is a secure electric gateway leading to the flint walled front garden and flood lit parking bays, a carport and garage. The spacious entrance dining hall has contemporary stainless steel glass stairs leading to the first floor and opening onto the sitting room, which has a modern feature fireplace. There is a ground floor double bedroom, with access in to a Jack and Jill bathroom, which is fitted with a free-standing tub bath and white suite. The kitchen is fitted with 'Paula Rosa' quality beech units with 'AEG' integral appliances and a central island. The door opens onto the enclosed rear garden with a large patio area, ideal for entertaining.

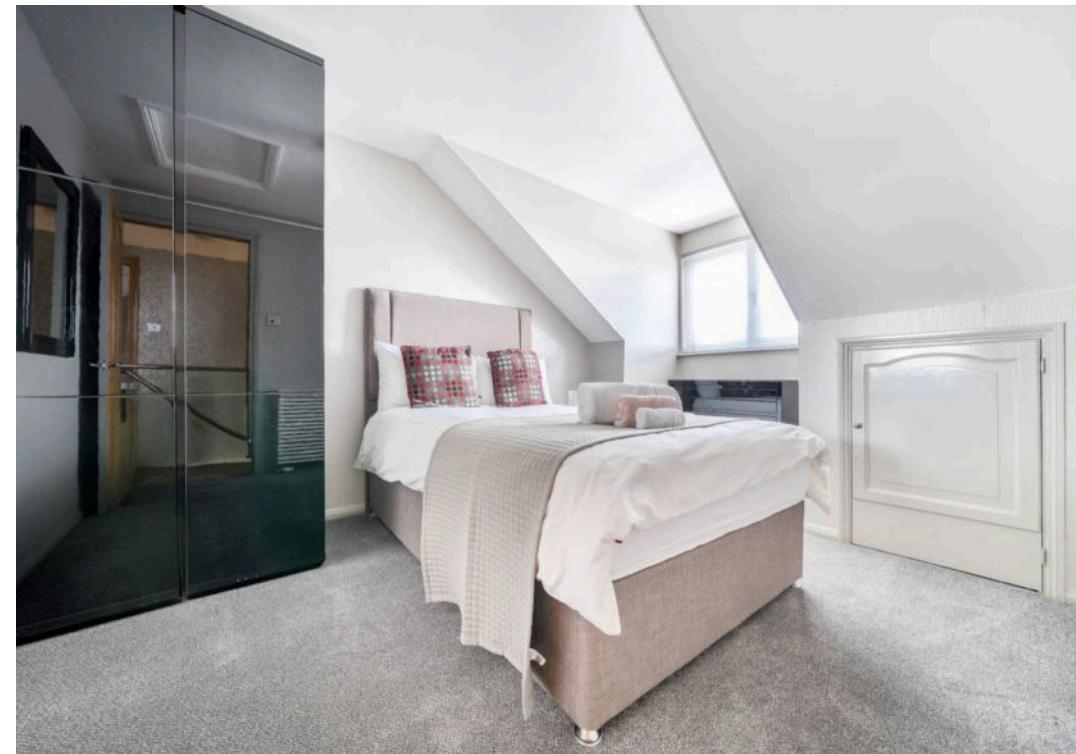
On the first floor, the principal bedroom has a full range of fitted bedroom furniture, there is another double bedroom and contemporary family bathroom. The inner hallway leads through to a double bedroom with fitted wardrobes and a Juliet balcony, plus another bedroom/snug.

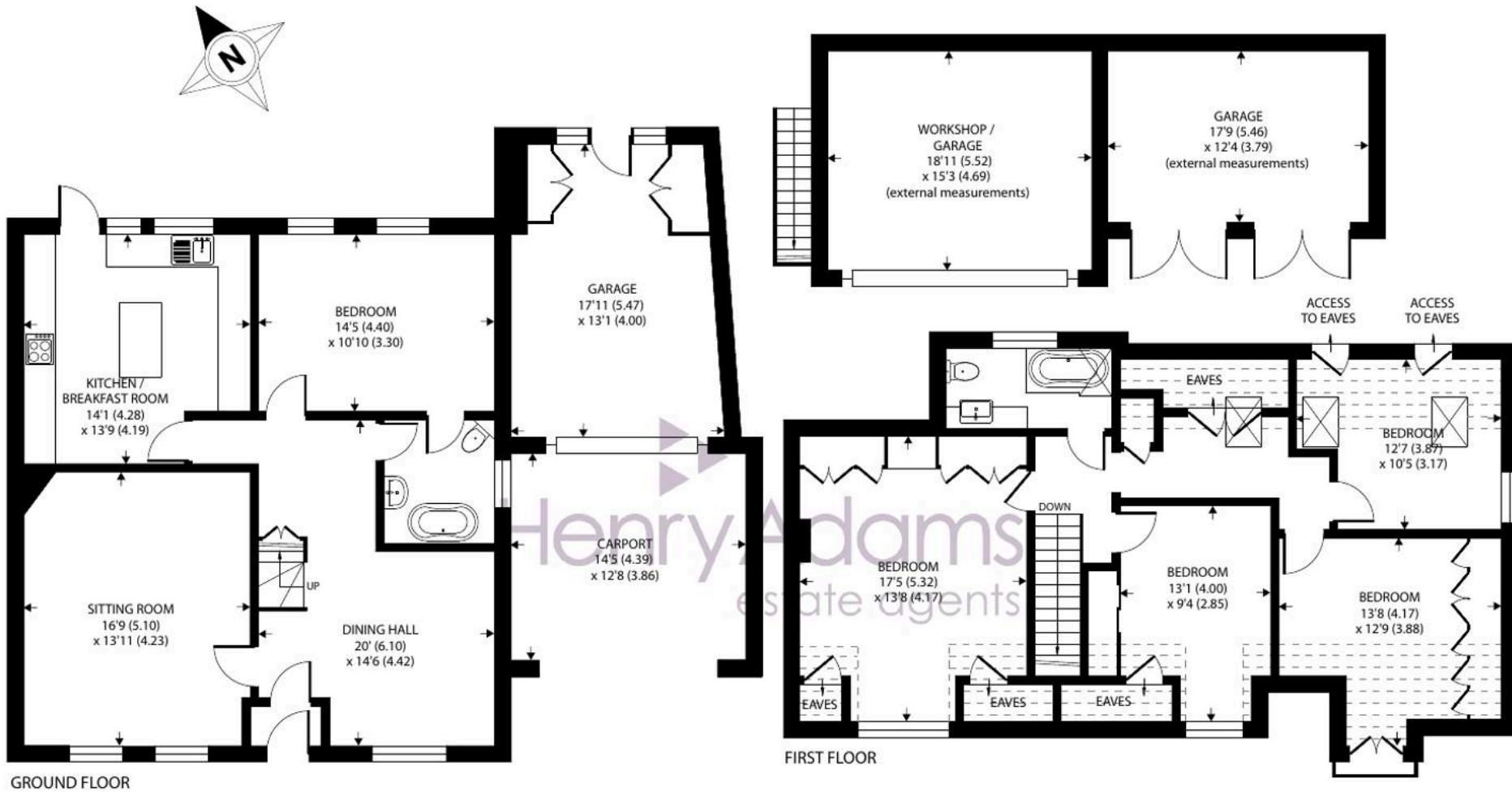
To the rear of the property accessed via the side driveway is a double garage and double workshop with office/studio space above.











Barton Close, Bognor Regis

Approximate Area = 1564 sq ft / 145.3 sq m (excludes carport)

Limited Use Area(s) = 241 sq ft / 22.3 sq m

Garage = 602 sq ft / 55.9 sq m

Total = 2407 sq ft / 223.5 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). © nchecom 2026.
Produced for Henry Adams. REF: 1401681

Viewing is thoroughly recommended to appreciate the beautiful, quiet and secluded location of Barton Close. The property can be offered fully furnished.

Barton Close is one of the most desirable locations of Nymetimber village, a quiet private gated road leading to Barton Manor and 12th Century Chapel, with a pond and surrounded by flint walled properties. Pagham Harbour Nature Reserve is a short walk.

What3Words //example.riverbed.obeyed

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.