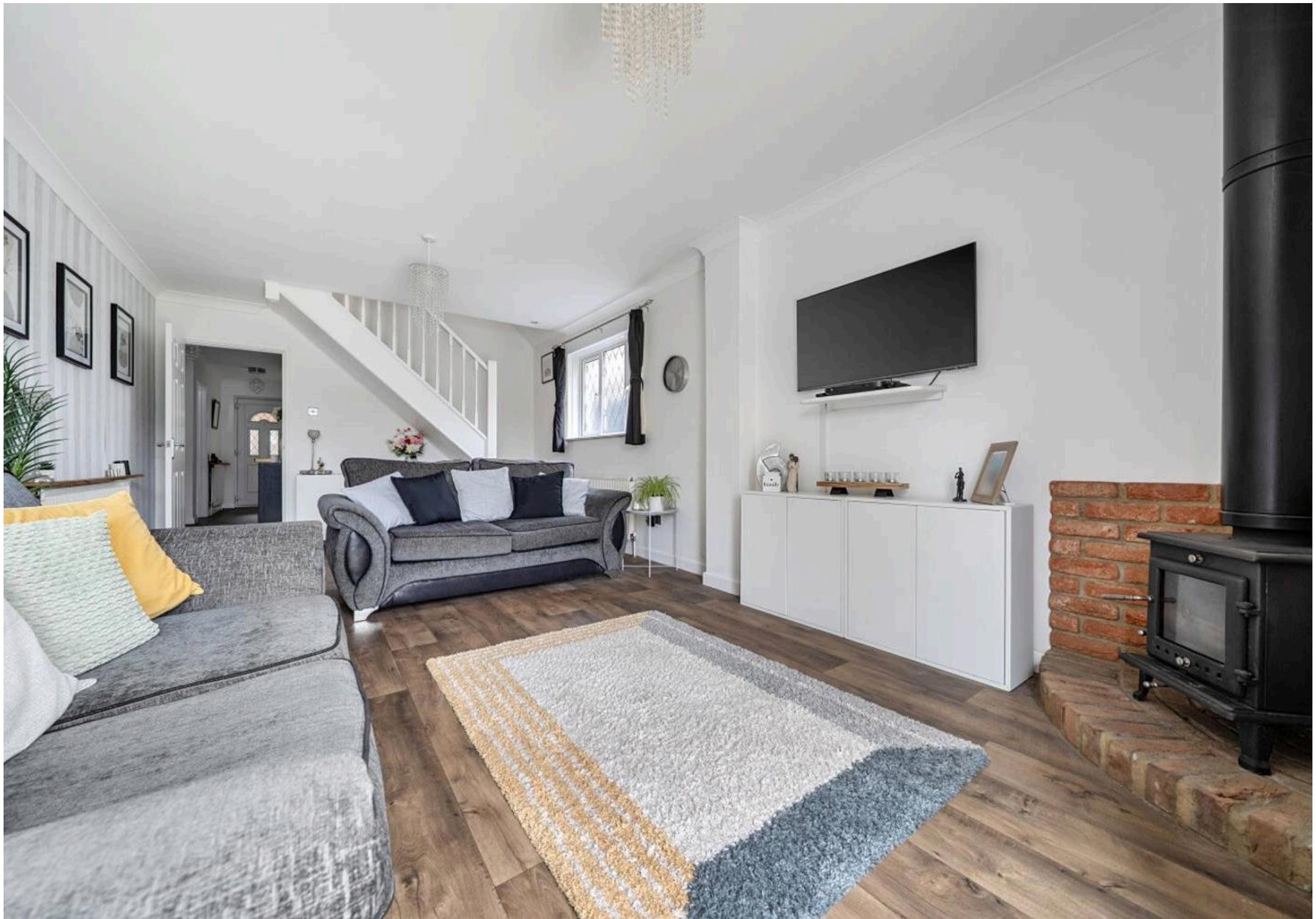




98 Nyetimber Lane, Rose Green

Guide Price £550,000



## 98 Nyetimber Lane

- Stunning Chalet Bungalow
- Impeccably Presented Throughout
- Lovely Reception Room
- Extended Kitchen/Dining Room
- Utility Room
- 4 Bedrooms
- 2 Bathrooms
- Ample Off-street Parking
- Pretty Landscaped Garden

This impeccably presented four bedroom detached chalet bungalow offers a superb opportunity to acquire a stylish and versatile family home in the sought-after Aldwick area. The property has been thoughtfully extended and updated, resulting in a contemporary living space that combines comfort and practicality.

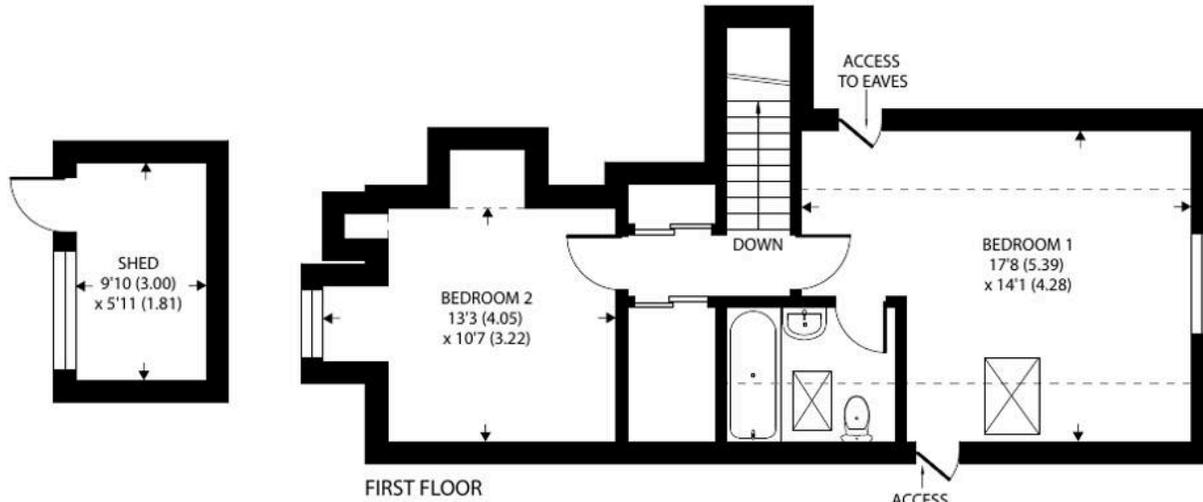
Upon entering, you are welcomed by a spacious and inviting hallway that leads to a lovely reception room, ideal for relaxing or entertaining guests. The heart of the home is the impressive extended kitchen/dining room, which features modern fittings, generous worktop space, and ample room for family dining. Also on the ground floor is the useful utility room, providing practical storage and laundry facilities.

The flexible layout includes four well-proportioned bedrooms, two on the ground floor and two on the converted first floor, each finished to a high standard and offering comfortable accommodation for family members or guests. Two stylish bathrooms (one on each floor) cater to the needs of a busy household, both featuring contemporary suites and quality fixtures.









## Nyetimber Lane, Bognor Regis

Approximate Area = 1494 sq ft / 138.7 sq m

Limited Use Area(s) = 113 sq ft / 10.4 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 1665 sq ft / 154.4 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: 1408414

Throughout the property, the décor is tasteful and neutral, complemented by quality flooring and attention to detail at every turn. The home also benefits from ample off-street parking, making it convenient for multiple vehicles and visitors. Located in a desirable residential area, this chalet bungalow is within easy reach of local amenities, well-regarded schools, and transport links, making it an excellent choice for families and professionals alike. The property's thoughtful design and high specification finish ensure a move-in ready experience, while the extended living spaces provide flexibility for a variety of lifestyles. Whether you are seeking a peaceful retreat or a sociable family hub, this beautifully maintained home delivers both style and substance in equal measure.

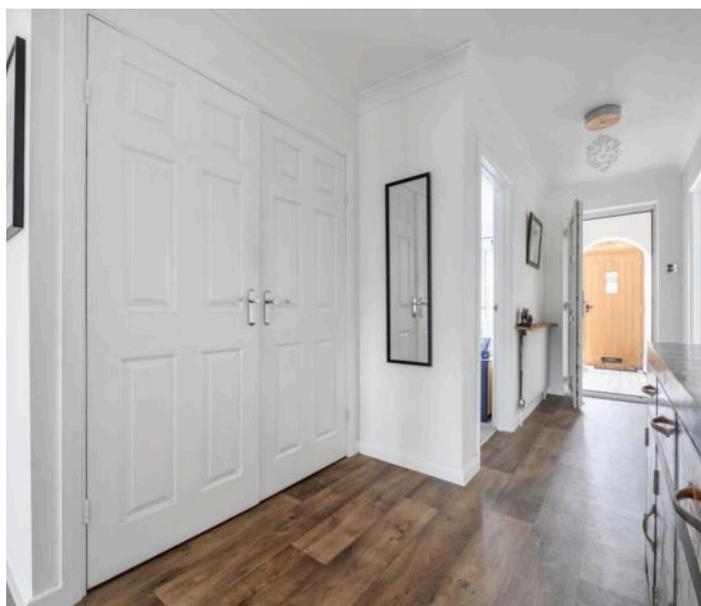
The village of Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. It offers some local facilities including a convenience food store, post office, newsagents and several public houses. Local infants and juniors schools can be found at the nearby village of Rose Green amongst 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 seven miles and the famous Goodwood motor circuit and racecourse within ten miles of Nyetimber.

What3Words ///relies.manliness.sling

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Henry Adams - Bognor and Aldwick

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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.