



86 Nyetimber Lane, Rose Green

Guide Price £525,000

 **Henry Adams**
estate agents



86 Nyetimber Lane

- Large Detached Bungalow
- Excellent Condition
- Double Reception Room
- Kitchen/Breakfast Room
- Separate Utility Room
- Conservatory
- Three Bedrooms
- Two Bathrooms
- Large Garden
- Garage
- Ample Off-street Parking

This classic and impressive three bedroom detached bungalow which has been significantly extended is presented in excellent condition throughout and offers spacious, versatile accommodation ideal for modern living. The house occupies a large plot with a huge, beautifully kept rear west facing garden and there is plenty of space at the front for off-street parking.

The front door opens to a small porch which in turn opens to a wide 'L' shaped entrance hall with laminate wood flooring, built-in storage cupboard and leading to all ground floor rooms. The stunning double aspect reception room benefits from a feature fireplace with large patio doors leading to both the garden directly and further French doors opening to the conservatory. The conservatory is triple aspect with insulated roof and laminate wood flooring. The kitchen/dining room features a comprehensive range of wooden wall and base units with wooden worktop, ceramic hob with extractor above, double oven and tiled floor.

Cont









Nyetimber Lane, Bognor Regis

Approximate Area = 1411 sq ft / 131 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1559 sq ft / 144.7 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). © nchecom 2026.
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Double French doors open to the garden and a half glazed door opens to the utility room to the side. The utility room has doors at either end opening to the garden and the garage respectively, built-in base units and space for washing machine, fridge/freezer and tumble dryer, and a tiled floor.

The property boasts three well-proportioned bedrooms, each offering comfortable accommodation, with a bathroom and a shower room.

Further benefits include a private garage, ample off-street parking for multiple vehicles and a layout that has been thoughtfully designed to maximise both space and light. This delightful bungalow is ideally suited to those seeking a home that combines comfort, style and practicality in equal measure. Located in a desirable residential area, the property is within easy reach of local amenities, reputable schools and transport links, making it a superb choice for families or downsizers alike. With its excellent condition and impressive range of features, this property is ready for immediate occupation and represents a rare opportunity to acquire a high quality home in a sought-after location.

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. 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.

What3Words //flies.tourist.unscathed

Tenure: Freehold & Council Tax band: E

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.