



171 Nyetimber Lane, Rose Green

Guide Price £525,000



# 171 Nyetimber Lane

- Detached Cottage Style Residence
- Sitting/Dining Room with Bay Window
- Kitchen/Breakfast Room
- Conservatory
- 2 Double Bedrooms
- Modernised Shower Room
- Downstairs WC
- Spacious Throughout
- In and Out Driveway
- South Facing Large Rear Garden

This charming detached cottage style residence offers spacious accommodation, ideal for those seeking comfort and character in a desirable location.

The inviting sitting/dining room benefits from a beautiful bay window, allowing natural light to flood the space and boasts the original brick fireplace, perfect for cosy evenings. A modern conservatory provides an additional living area overlooking the south-facing garden. There is a generous kitchen/breakfast room fitted with Shaker style units, space for white goods, oven and hob and there is a side access door.

The property features two generously sized double bedrooms with the principal bedroom benefiting from fitted wall-to-wall wardrobes. The property has an updated contemporary shower room and a convenient downstairs WC. The well-proportioned layout ensures a comfortable flow throughout, with each room offering a sense of privacy and peace. An in and out driveway provides practical access and ample parking for multiple vehicles (ideal for visiting family and friends). This delightful home combines traditional cottage features with modern conveniences, making it an excellent choice for a range of buyers.









## Nyetimber Lane, Bognor Regis

Approximate Area = 1224 sq ft / 113.7 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1409 sq ft / 130.8 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: 1422023

Early viewing is highly recommended to appreciate the space, quality and unique character this property has to offer.

The villages of Nyetimber and Rose Green are 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 ///fever.puppy.keyboards

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





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