



8 Boleyn Drive, Nyetimber

Guide Price £410,000

## 8 Boleyn Drive

- Stunning Semi-detached House
- Immaculate Condition Throughout
- Lovely Extended Reception Room
- Modern Integrated Kitchen
- Principal Bedroom with En-suite Shower Room
- Two Further Bedrooms
- Study/Storage Room
- Ultra Fibre Broadband
- Good Size West Facing Garden
- Situated in a Quiet Residential Close

This stunning three bedroom semi-detached house presents an exceptional opportunity for families and professionals alike, offering immaculate accommodation in a quiet residential close. The property has been thoughtfully extended and updated to a high standard throughout, ensuring a comfortable and contemporary living experience.

Upon entering, you are welcomed by a spacious hallway with part glazed front door, luxury vinyl flooring and doors to a cloakroom, the kitchen and the reception room and stairs to the first floor. The kitchen comprises a range of wall and base units with wooden worktops, double casement window and integrated appliances. A door at the end of the hallway opens onto a lovely extended reception room fitted with underfloor heating, perfect for both relaxing and entertaining guests. This room has been significantly extended with three distinct areas enabling a generous dining area. Off this room is also an internal storage area/study.

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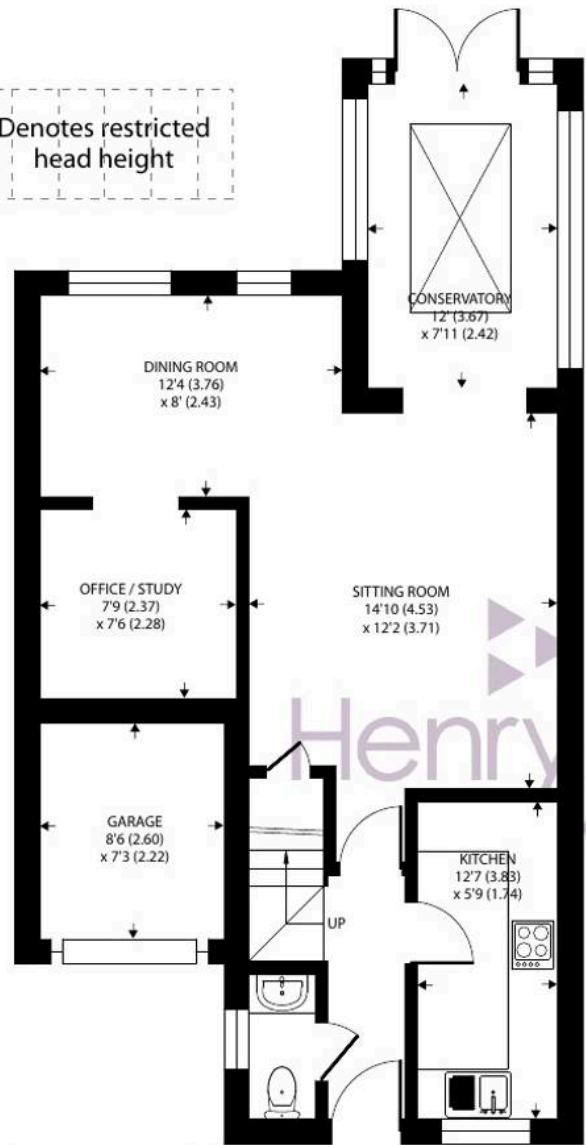








Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

# Boleyn Drive, Bognor Regis

Approximate Area = 1039 sq ft / 96.5 sq m  
Limited Use Area(s) = 8 sq ft / 0.7 sq m  
Garage = 62 sq ft / 5.7 sq m  
Total = 1109 sq ft / 102.9 sq m

For identification only - Not to scale

On the first floor is the principal bedroom which benefits from an en-suite shower room and two further well-appointed bedrooms, along with a well equipped family bathroom.

Outside, there is an off-street parking space and there is plenty of other parking in this quiet cul-de-sac, and a lovely west facing garden. The house also has Ultra Fibre broadband.

Whether you are looking for extra space for a growing family, a dedicated home office, or simply a comfortable and stylish place to call home, this three bedroom semi-detached house is sure to impress.

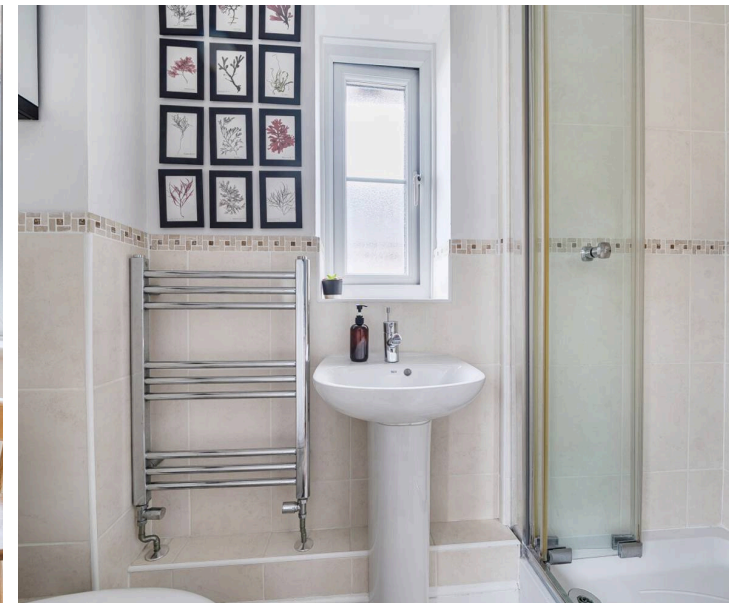
The property is conveniently situated approximately half a mile level walk from Nyetimber village centre where there is a range of local shops including a Tesco Express general store. There are three pubs in walking distance - The Lion, The Lamb and The Bear. The first two are Gastropubs. And the family traditional hotel, the Inglenook. A bus route between Chichester and Bognor Regis is just around the corner and Rose Green village is about three quarters of a mile where facilities include a pharmacy, post office, doctors surgery and library. Rose Green Infant and Junior schools are also close by.

What3Words ///cuter.eaten.corrosive

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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