



## 2 Downlands Close, Nyetimber

Guide Price £600,000



## 2 Downlands Close

- Large Detached Bungalow
- Immaculate Condition
- Spacious 'L' Shaped Reception Room
- Three Bedrooms
- Large Beautifully Maintained Garden
- Separate Vegetable Garden
- Large Double Garage
- Quiet Cul-de-Sac
- No Onward Chain

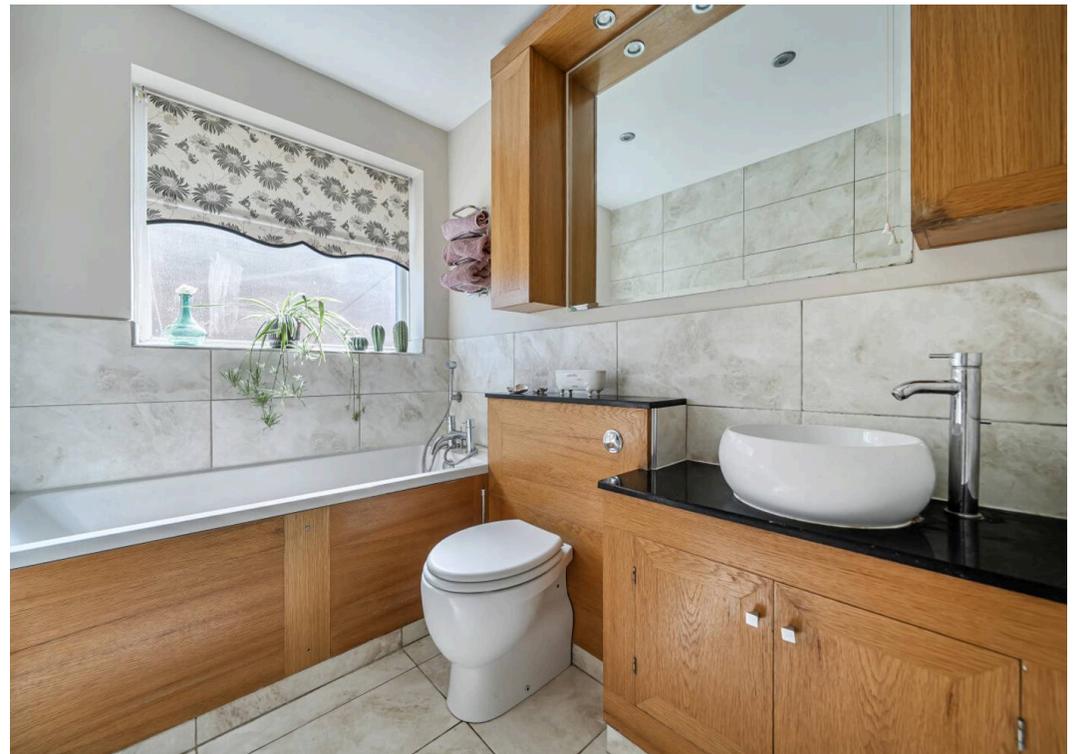
Located in a peaceful cul-de-sac, this impressive three bedroom detached bungalow offers a rare opportunity to acquire a spacious and immaculately maintained home with no onward chain. This is a classic bungalow, the like of which will never be built again.

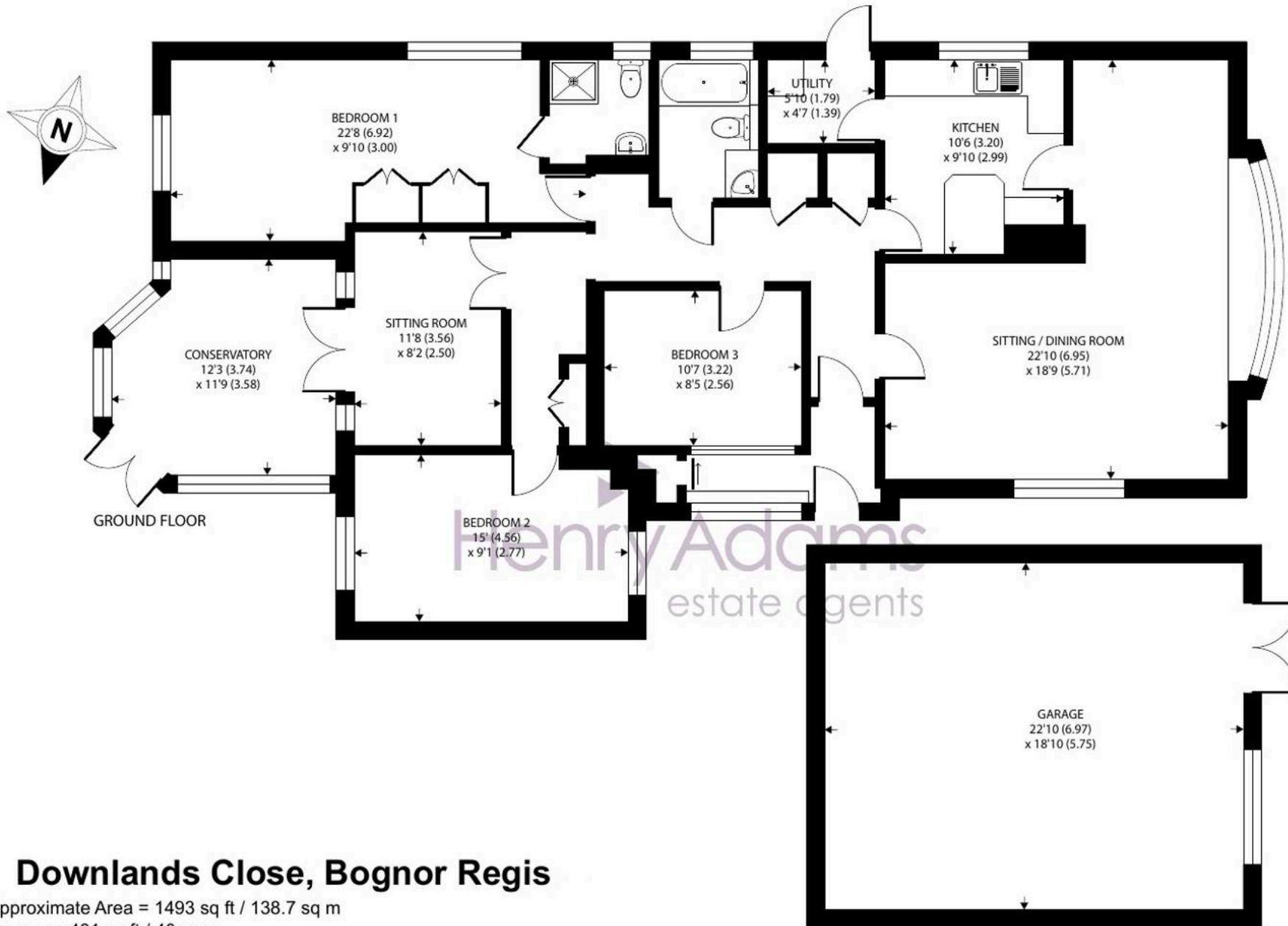
The property welcomes you with a generous entrance hall that leads into a stunning 'L' shaped reception room, providing an abundance of space for both relaxing and entertaining. The reception room is flooded with natural light, creating a warm and inviting atmosphere throughout. The kitchen is thoughtfully designed, featuring ample storage and worktop space to suit all culinary needs. Each of the three bedrooms is well proportioned, offering comfortable accommodation for families or guests, while the principal bedroom benefits from plenty of fitted storage and an en-suite shower room. There is also a family bathroom presented in excellent decorative order, reflecting the overall high standard of the property.

Additional highlights include a large double garage, perfect for secure parking or additional storage, and a further utility area for added convenience.









## Downlands Close, Bognor Regis

Approximate Area = 1493 sq ft / 138.7 sq m

Garage = 431 sq ft / 40 sq m

Total = 1924 sq ft / 178.7 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). © ntechcom 2026.  
Produced for Henry Adams. REF: 1434307

The property's layout is versatile, allowing for a variety of living arrangements to suit individual requirements. Immaculate throughout, this home has been lovingly cared for and is ready for immediate occupation. With its combination of generous living spaces, practical features, and a sought-after location in a quiet residential enclave, this detached bungalow represents an outstanding choice for those seeking a comfortable and stylish residence.

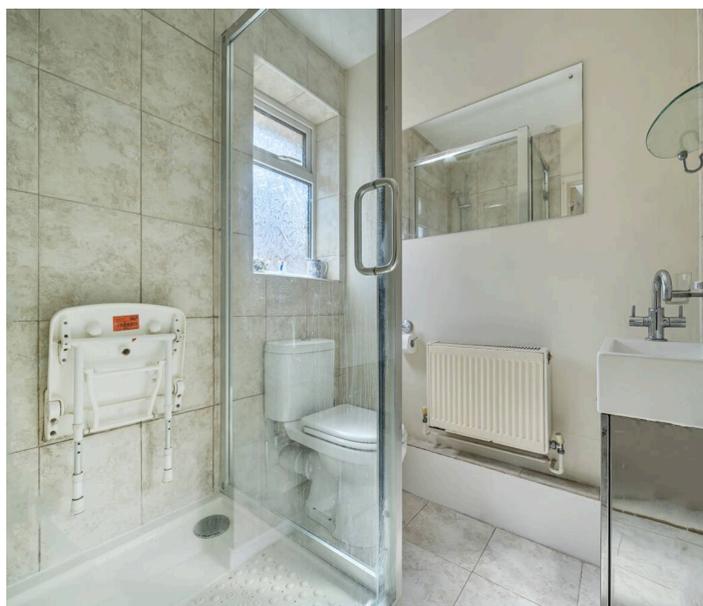
The village of Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. It offers some local facilities including: a convenience food store, post office, newsagents and several public houses. Local infants and juniors schools can be found at the nearby village of Rose Green amongst 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 7 miles and the famous Goodwood motor circuit and race course within 10 miles of Nyetimber.

What3Words ///midfield.vanished.houseboat

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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