



19 Nyetimber Lane, Rose Green

Guide Price £350,000

19 Nyetimber Lane

- Detached Family Home
- Overlooking Avisford Park
- Large Sitting Room/Dining Room
- 3 Bedrooms
- Potential to Extend (subject to the necessary permissions)
- Generous Garage
- Driveway for Ample Vehicles
- Village Location

This three bedroom detached family home offers a great opportunity to reside in a sought-after village location, overlooking Avisford Park. The property is thoughtfully arranged to provide spacious accommodation.

Upon entering, you are welcomed by a generous entrance hall that leads into a large sitting room and dining area. The kitchen is well-proportioned and functional, providing ample storage and workspace, while also offering scope for personalisation to suit individual tastes.

Upstairs, there are three well sized bedrooms, each benefiting from natural light and ample space for furnishings, with bedroom two enjoying pleasant views towards the park.

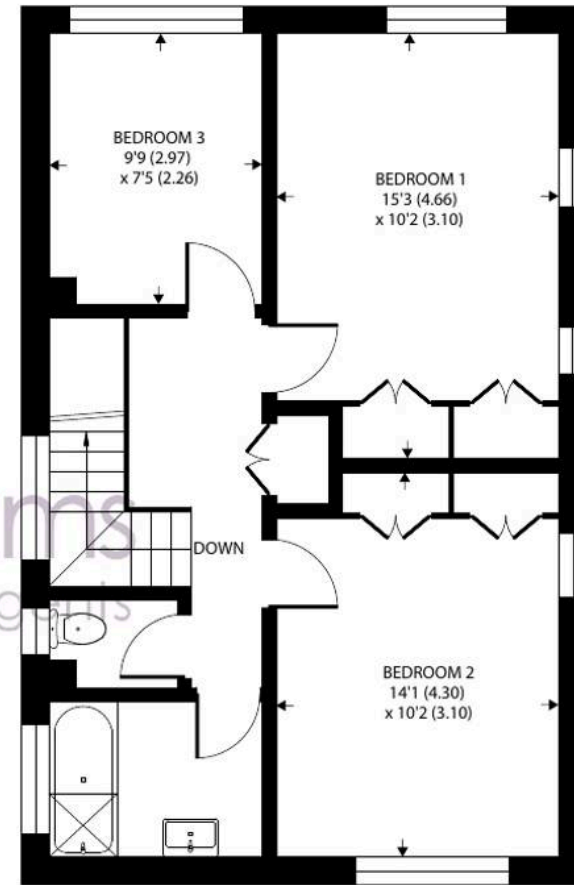
Additional highlights of this home include a substantial garage, which offers excellent storage solutions or the potential for conversion (subject to the necessary permissions), as well as a private driveway that can comfortably accommodate multiple vehicles, ensuring convenience for residents and guests alike.







GROUND FLOOR



FIRST FLOOR

Nyetimber Lane, Bognor Regis

Approximate Area = 1082 sq ft / 100.5 sq m

Garage = 275 sq ft / 25.5 sq m

Total = 1357 sq ft / 126 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: 1408839

With its enviable position in the heart of the village, the property is ideally placed for access to local amenities, schools, and transport links, making it a perfect choice for families seeking a peaceful yet well-connected lifestyle. The property also presents exciting potential to put your own stamp on, allowing purchasers the opportunity to further enhance and tailor the accommodation to their specific requirements. This detached home combines generous proportions, practical features, and a prime location, all of which contribute to its considerable appeal.

Early viewing is highly recommended to fully appreciate the quality and potential of this desirable residence.

The village of Rose Green 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 ///rainfall.shopping.shun

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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