



229a, Pagham Road, Nyetimber

Guide Price £180,000

229a, Pagham Road

- Ground Floor Apartment
- Conveniently Located
- Generously Sized Throughout
- Kitchen Overlooking Rear Garden
- 2 Bedrooms
- Private Entrance
- Private Driveway Parking for 3/4 Cars
- Enclosed Private Rear Garden

This generously sized ground floor apartment offers comfortable and convenient living in a desirable location. The property features two well-proportioned bedrooms, a spacious sitting room, and a kitchen that overlooks the rear garden, providing a pleasant outlook and plenty of natural light. The flat benefits from its own private entrance, enhancing privacy and independence. Thoughtfully designed, the layout ensures easy access to all rooms, making the home ideal for a range of buyers including first-time purchasers, downsizers, or investors. The property is situated close to local amenities, schools and transport links, offering excellent convenience for daily living.

The outside space is a particular highlight, with a fully enclosed private rear garden that provides a safe and tranquil area for relaxation, entertaining, or family activities. The garden is easily accessible directly from the kitchen, making it perfect for dining al fresco or enjoying the outdoors in privacy. To the front, the property boasts a private driveway with parking for three to four cars, a rare and valuable feature for a flat. This ample parking space offers convenience for residents and visitors alike. The combination of private outdoor areas and generous parking ensures this property stands out as an exceptional opportunity.





GROUND FLOOR

Pagham Road, Bognor Regis

Approximate Area = 590 sq ft / 54.8 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). © natchecom 2026. Produced for Henry Adams. REF: 1421750

The village of Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. It offers a range of local amenities including a Tesco Express convenience store, post office, newsagent and a number of public houses. Infants and juniors school can be found at the nearby village of Rose Green, as well as further local shops and facilities. A regular bus service links the village to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

What3Words ///helpful.lifetimes.shippers

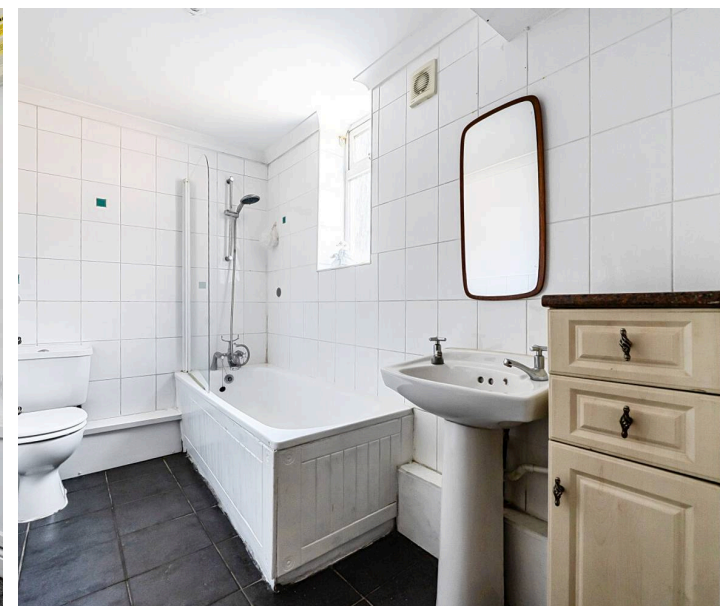
Tenure: We understand the lease is from 01/01/2006 to 31/12/2130.

Maintenance Charge: We understand the maintenance charge is currently £69 per month.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.