



WHITLOCKS
ESTATE AGENTS

Pilgrims Way, Nyetimber, Bognor Regis
£290,000

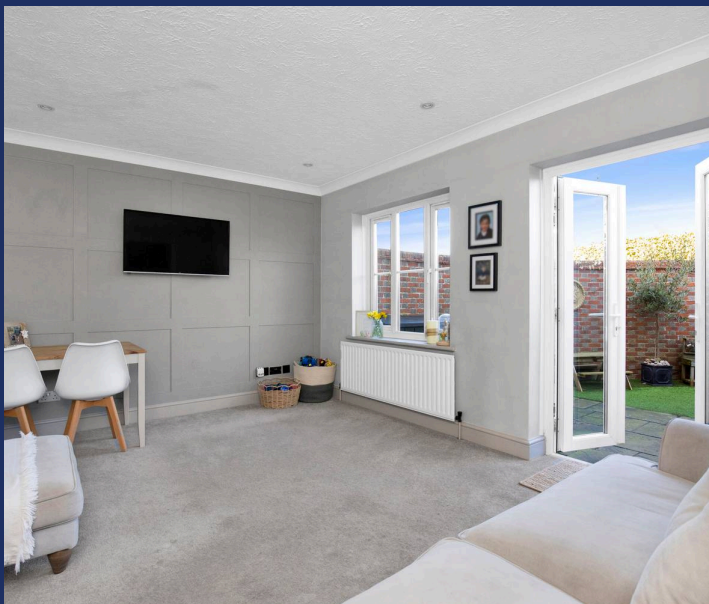


Set within a well-established residential development dating back to the 1990s, formerly known as the Riviera Lido, this beautifully presented two double bedroom semi-detached home offers an exceptional blend of modern style and comfortable living.

From the moment you step inside, the attention to detail and refined finish are immediately apparent. The contemporary high-gloss kitchen has been thoughtfully designed with wood-effect worktops, stylish tiled splashbacks behind the hob, and a range of integrated appliances, making it ideal for both everyday living and entertaining. The kitchen also enjoys a pleasant outlook across an attractive green space with mature trees and shrubs, creating a peaceful and private setting.

The bright and welcoming living room benefits from both a window and French doors opening directly onto the garden, allowing natural light to flood the space while providing seamless indoor-outdoor living.

Externally, the property continues to impress with a fully enclosed, low-maintenance garden featuring artificial lawn and an attractive curved brick wall, offering the perfect space for relaxing or entertaining with minimal upkeep required. A convenient downstairs WC further enhances the practicality of the home.

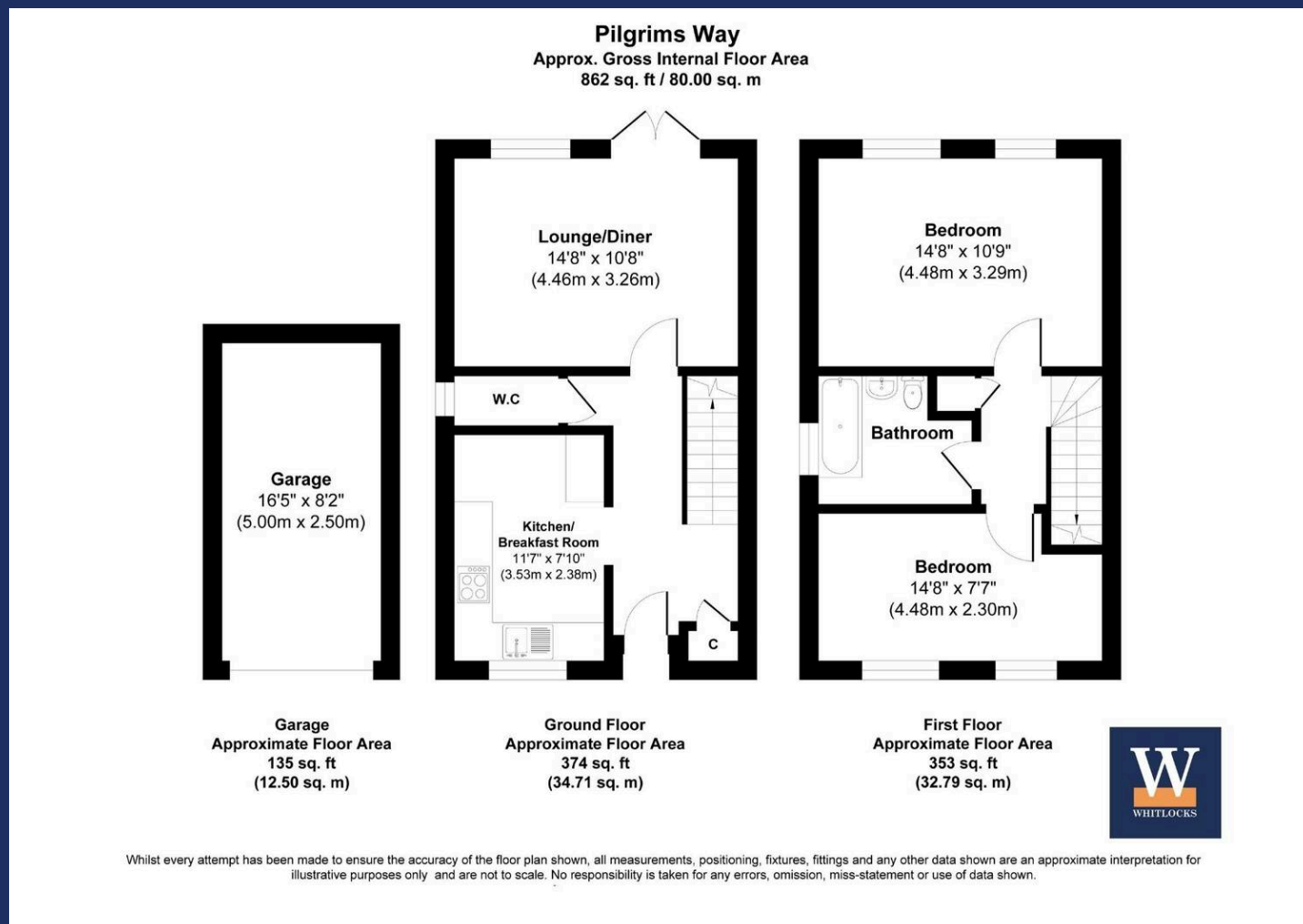


Upstairs, there are two generously sized double bedrooms, each with dual windows that create wonderfully bright and airy spaces. The family bathroom is beautifully finished with full tiling, a shower over the bath, and tasteful touches including an oak shelf above the sink and WC, adding both warmth and functionality.

Further benefits include an allocated parking space and a garage located within a nearby compound, providing additional convenience and storage options.

Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village where the Sea Front, Harbour and Nature Reserve can be found. The historic Village has a variety of amenities including Convenience Stores, a Post Office, a Tea Shop, a Hairdressers and many more. Nyetimber offers fantastic transport links and is within close proximity to the seaside Town Bognor Regis and the Cathedral City of Chichester. Our office is also positioned within the heart of the Village.

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Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D