



WHITLOCKS
ESTATE AGENTS

12 Fletcher Close, Bognor Regis
£360,000

- No Forward Chain
- Semi-Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Well Appointed Kitchen
- Fitted Bathroom
- UPVC Double Glazing and Gas Fired Central Heating
- Secluded Rear Garden
- Driveway for Three Vehicles
- Positioned in a Sought After Cul-De-Sac Close to a Variety of Amenities





A Rare Opportunity in the Heart of Nyetimber

Situated in the highly sought-after village of Nyetimber, this beautifully presented semi-detached bungalow is just a short stroll from a wide range of local amenities and is offered to the market with *no forward chain*, making it an ideal move-in-ready home.

As you enter, you're welcomed by a spacious entrance hall that flows seamlessly into the bright and airy lounge, enhanced by dual-aspect windows that flood the space with natural light. The well-appointed kitchen offers ample storage and opens directly onto a generously sized conservatory. Fitted with gas central heating, the conservatory provides a versatile additional living space with lovely views and access to the private rear garden.

The property features two well-proportioned double bedrooms and a modern, fitted shower room. Additional benefits include UPVC double glazing and gas-fired central heating throughout.

Outside, the rear garden is mainly laid to lawn for easy maintenance, while the front of the property offers a private driveway with off-road parking for multiple vehicles.

This is a fantastic opportunity to secure a charming bungalow in a desirable location—early viewing is highly recommended!





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.

Council Tax band: C

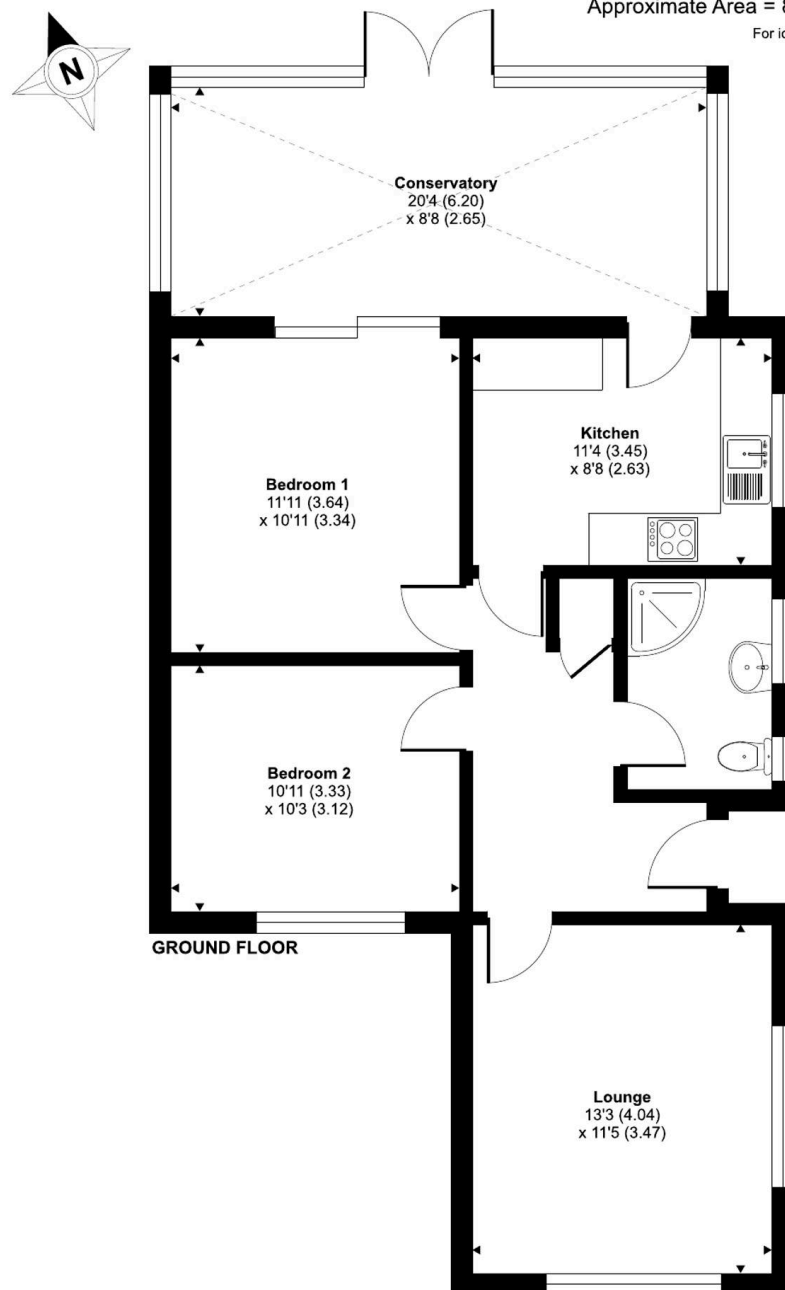
Tenure: Freehold

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Fletcher Close, Bognor Regis, PO21

Approximate Area = 834 sq ft / 77.4 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). © n°cheom 2025. Produced for Whitlocks Estate Agents. REF: 1290255





Whitlocks Estate Agents - Bognor Regis & Pagham

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