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ESTATE AGENTS

32 Ledbury Way, Nyetimber
£395,000



A fantastic opportunity to purchase this rarely available three-bedroom detached house, tucked away at the end of a quiet cul-de-sac in the popular village of Nyetimber. Ideally located, it's just a short stroll from a variety of amenities including pubs, restaurants, convenience stores, bus routes, and more. Upon entering, you are welcomed by a spacious entrance hall leading to a modern fitted kitchen offering ample cupboard space. The property also features a generous lounge/dining room opening into a good-sized conservatory, perfect for relaxing or entertaining. A convenient ground-floor W/C completes this level.

Upstairs, there are three well-proportioned bedrooms, a modern fitted shower room, and a large airing cupboard.

Additional benefits include UPVC double glazing and gas-fired central heating throughout.

Externally, the secluded rear garden wraps around to the side of the property, offering a generous outdoor space with potential for extension (subject to necessary planning permissions). To the front, a driveway provides off-road parking for two vehicles, complemented by a garage with power and light.



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.

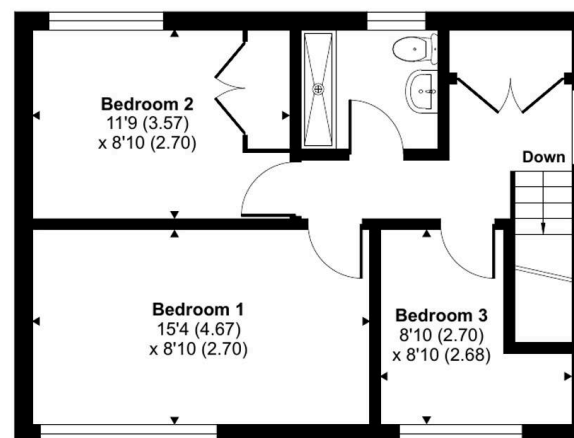
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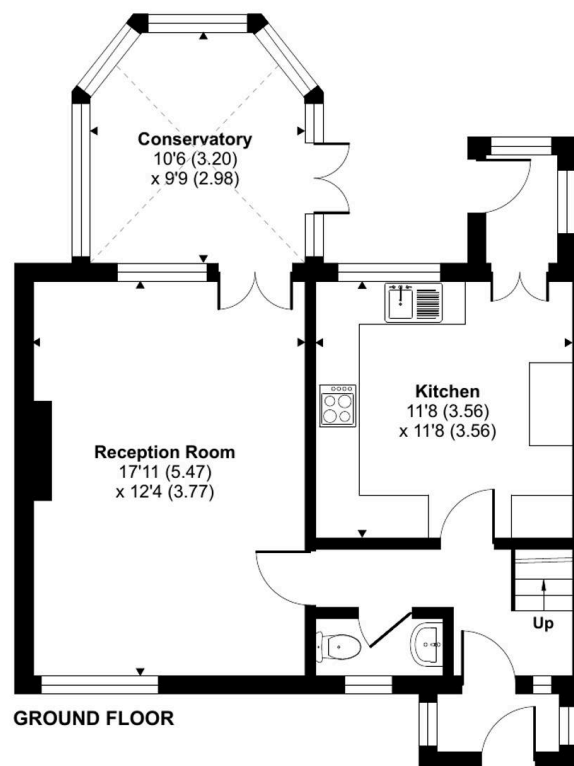
Ledbury Way, Bognor Regis, PO2

Approximate Area = 1022 sq ft / 94.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Whitlocks Estate Agents. REF: 1331383





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E