



WHITLOCKS
ESTATE AGENTS

1 Nyetimber Crescent, Nyetimber Bognor Regis
£400,000



No Forward Chain – Detached Bungalow in Sought-After Nyetimber

A fantastic opportunity to purchase this well-presented detached bungalow, ideally situated in the highly desirable village of Nyetimber, just a short walk from a range of local amenities. This property is being offered to the market with no forward chain.

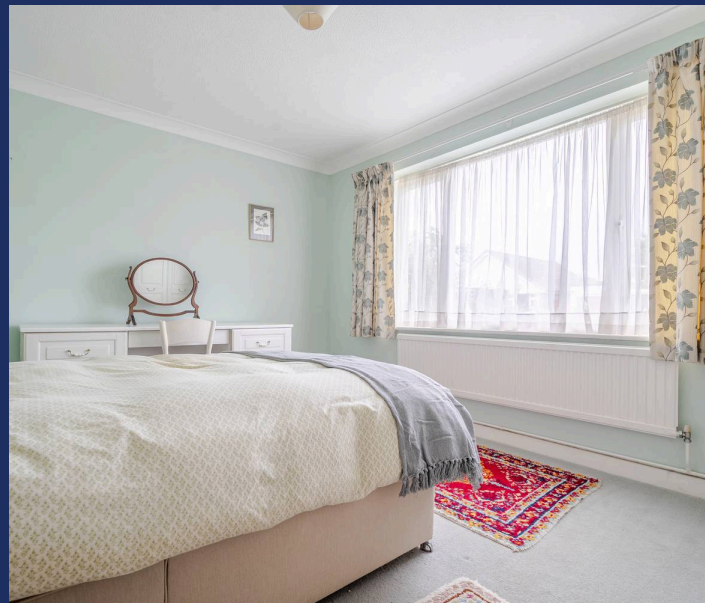
Upon entering, you are welcomed by a spacious entrance hall that provides access to all rooms. To the rear, you'll find a well-appointed Kitchen/Breakfast Room, alongside a separate Lounge which opens onto a delightful pitched-roof conservatory offering lovely views and direct access to the rear garden.

The bungalow also boasts three well-proportioned bedrooms and a modern fitted shower room.

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

Outside, the rear garden is completely secluded and features a large patio area—perfect for relaxing or entertaining. To the front, there is a driveway providing off-road parking which leads to the garage.

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Forward Chain
- Detached Bungalow
- Three Bedrooms
- Well Appointed Kitchen
- Spacious Lounge
- Fitted Bathroom
- UPVC Double Glazing and Gas Fired Central Heating
- Secluded Rear Garden
- Driveway and Garage
- Positioned in the Sought After Village of Nyetimber

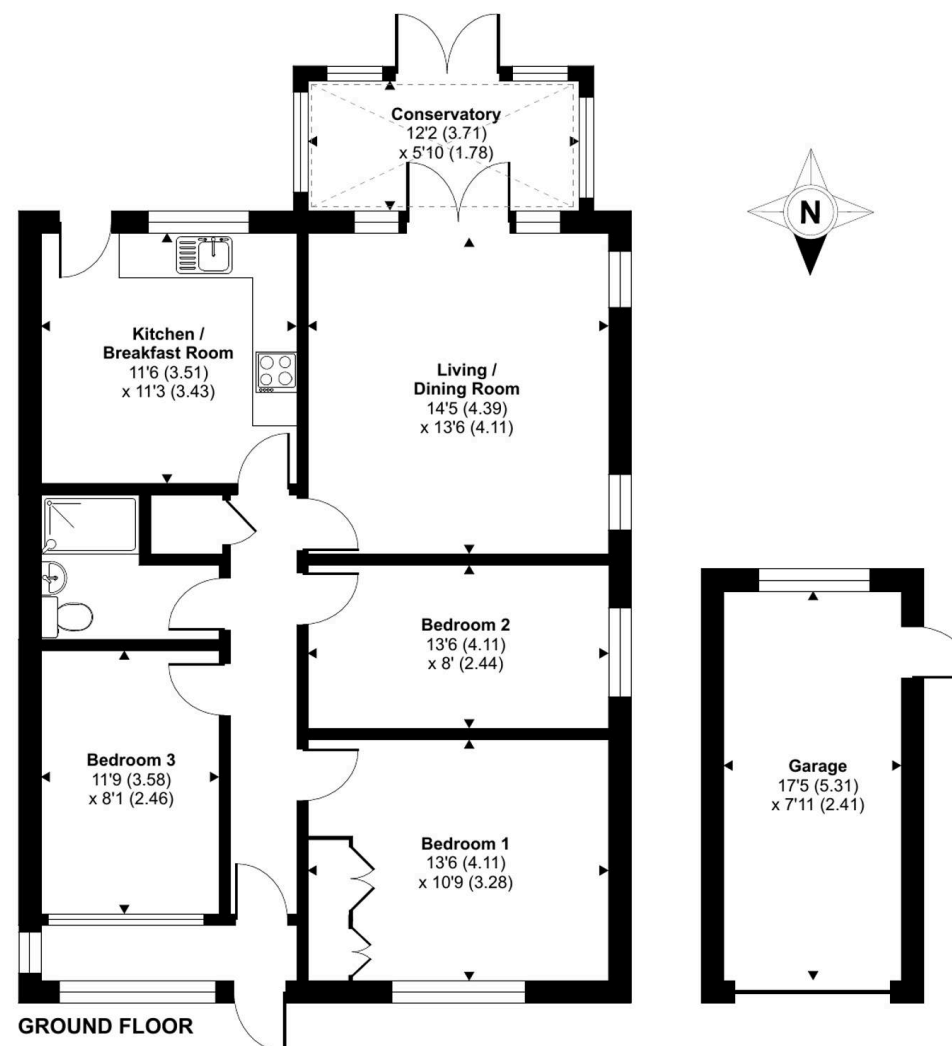
Nyetimber Crescent, Bognor Regis, PO21

Approximate Area = 939 sq ft / 87.2 sq m

Garage = 140 sq ft / 13 sq m

Total = 1079 sq ft / 100.2 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). © nitchecom 2025. Produced for Whitlocks Estate Agents. REF: 1331573





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