

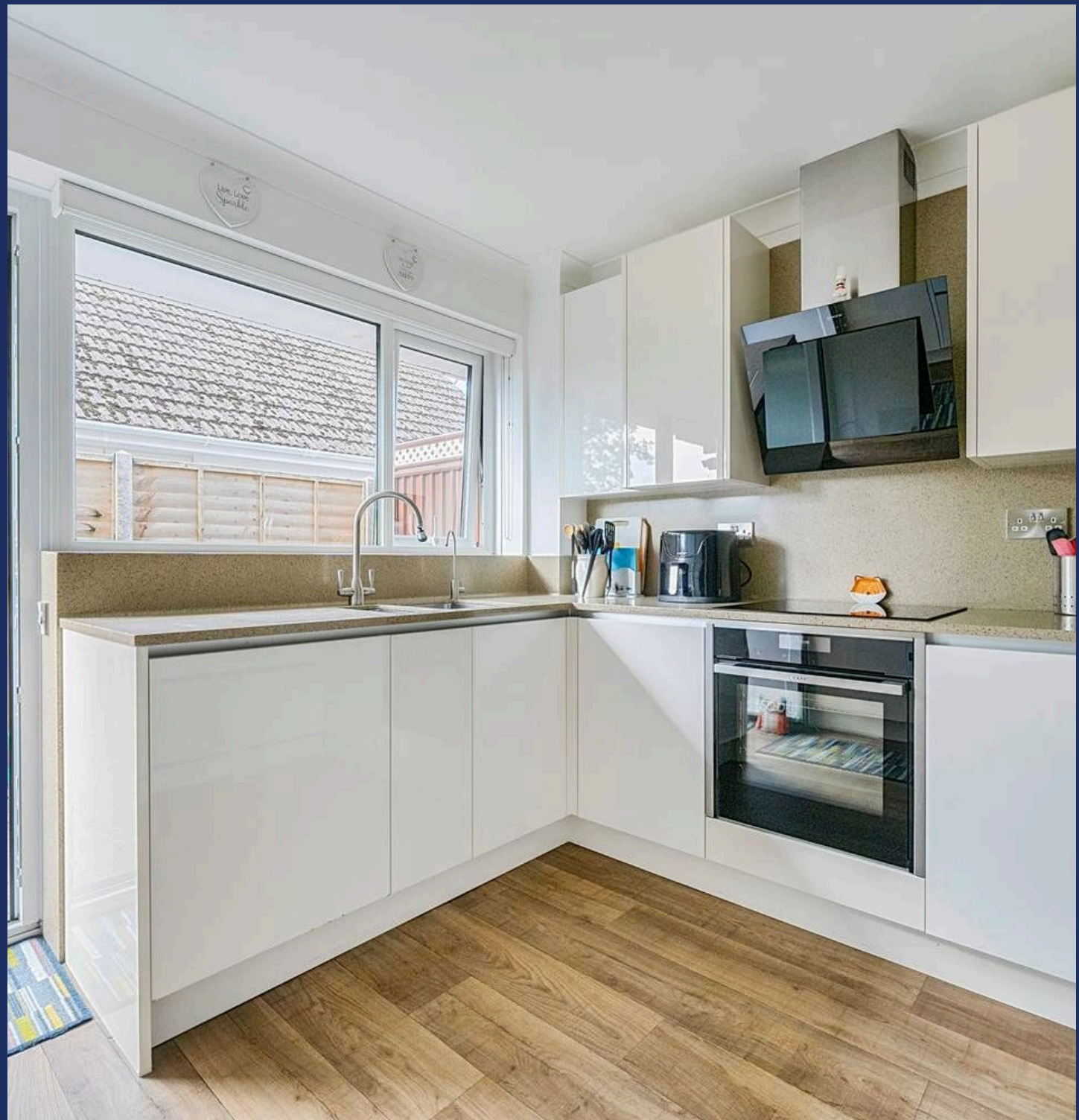


WHITLOCKS
ESTATE AGENTS

8 Lion Road, Bognor Regis
£535,000



- Beautifully presented and much-improved three-bedroom detached chalet bungalow
- Located in the highly desirable village of Nyetimber within the Parish of Pagham
- Refurbished to a high standard with generous and versatile accommodation
- Bright and spacious sitting room with dual-aspect windows and feature log-burning stove
- Modern fitted kitchen with side access to the driveway
- Separate dining room and a versatile double bedroom/office on the ground floor
- Conservatory overlooking and opening onto the rear gardens
- Master bedroom with fitted wardrobes and en-suite bathroom
- Attractive, well-stocked front and rear gardens, with patio seating area
- Garage with utility space, gated driveway, and additional off-road parking





A beautifully presented three-bedroom detached chalet bungalow, located in the highly desirable village of Nyetimber within the Parish of Pagham.

This much-improved home offers generous accommodation, thoughtfully refurbished to a high standard, and complemented by attractive, well-stocked gardens and a garage.

The property is arranged over two floors. On the **ground floor**, a welcoming entrance hallway leads to a cloakroom with W.C. and storage cupboard. The modern fitted kitchen includes a door to the driveway, while the bright and spacious living room benefits from dual-aspect windows and a feature log-burning stove. A separate dining room provides formal entertaining space, in addition to a versatile double bedroom/office and a conservatory with lovely views and direct access to the rear garden.

On the **first floor**, the master bedroom boasts fitted wardrobes and a stylish en-suite bathroom with both bath and shower facilities. Bedroom two is another generous double with built-in wardrobes and access to eaves storage, served by a contemporary family bathroom with shower cubicle.

Externally, the **rear garden** is mainly laid to lawn with well-stocked flowerbeds, seasonal planting, and a path leading to a patio seating area. Rear access to the garage provides a useful utility area.

To the **front**, a well-maintained garden and driveway are complemented by a gated side driveway leading to the garage.





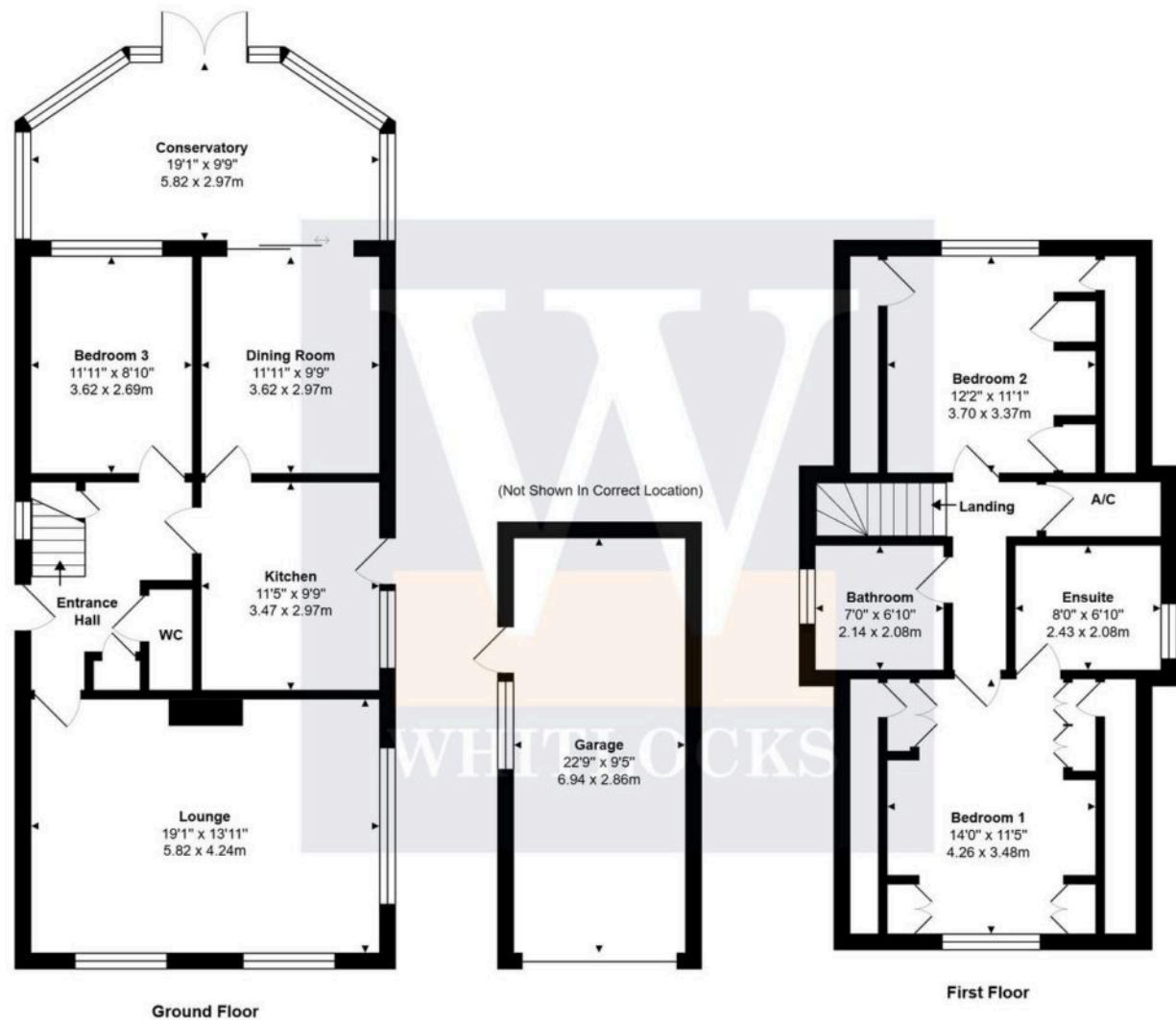
Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village 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



Total Approx. Floor Area 1743 ft² ... 162.0 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025



Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv)