



WHITLOCKS
ESTATE AGENTS

16 Boleyn Drive, Nyetimber, Bognor Regis
In Excess of £550,000



The ground floor welcomes you with a charming pitched-roof porch leading into a bright and inviting entrance hall. The elegant living room opens through double doors to a formal dining room and a large, double-glazed conservatory, flooding the space with natural light and providing a seamless connection to the beautiful rear garden. A further reception room offers ideal versatility as a study, playroom or snug. The modern fitted kitchen/breakfast room provides a sociable heart to the home, complemented by a useful utility room with direct access to the block-paved forecourt. Completing the ground floor is a convenient cloakroom with WC.

Upstairs, the first floor features four well-proportioned double bedrooms, two with fitted wardrobes, and a stylish family bathroom. The principal bedroom benefits from a contemporary ensuite shower room, creating a peaceful private retreat.

The impressive self-contained annexe has its own private entrance, providing ideal accommodation for guests, extended family or potential rental income. The welcoming hallway leads to all rooms, while an archway opens into a spacious living area with a modern open-plan kitchen and double doors linking to the main conservatory and garden beyond. The annexe also features a comfortable double bedroom with fitted wardrobes and a shower room.

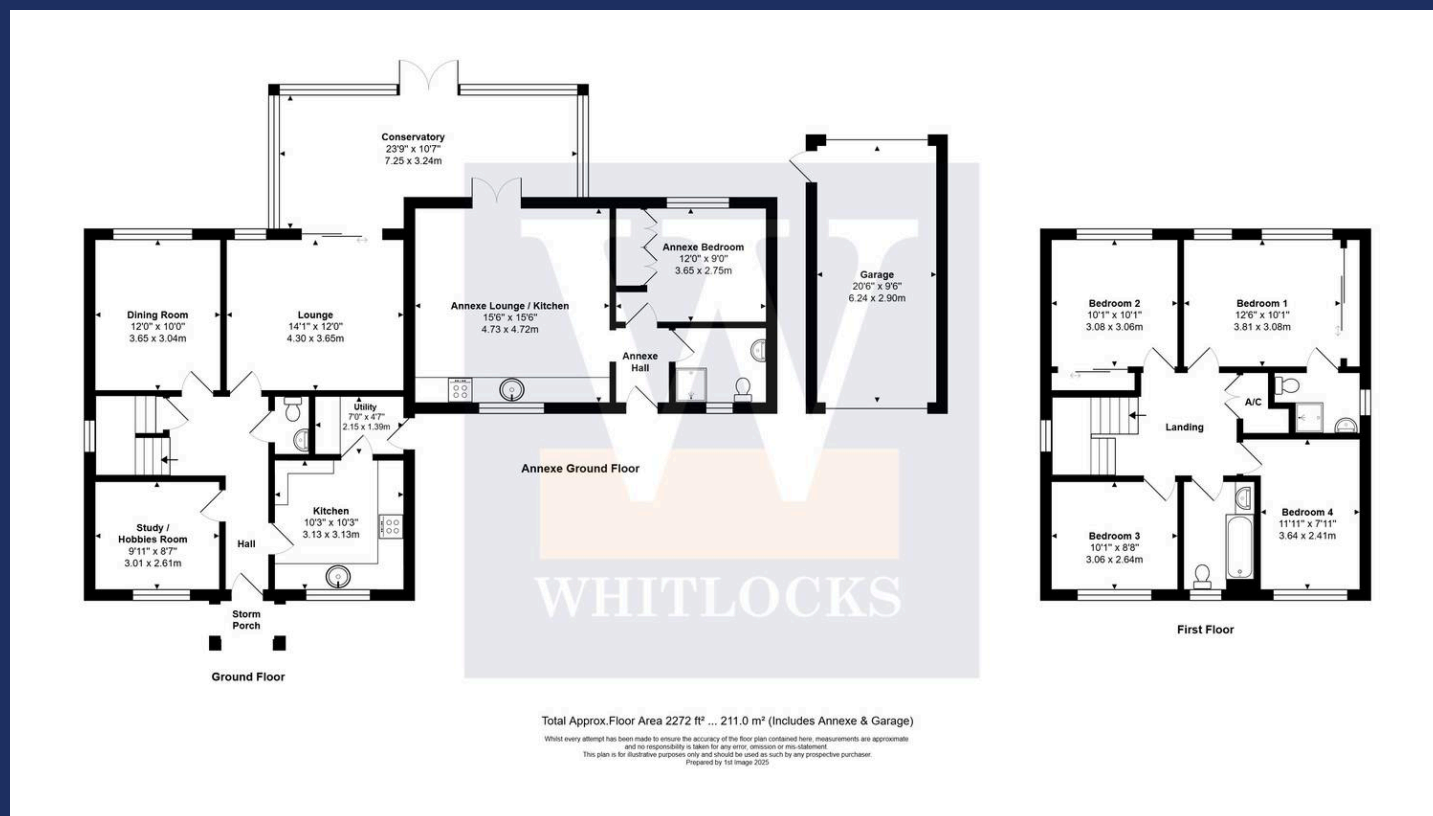


Outside, the property enjoys a generous, fully enclosed rear garden measuring approximately 67 feet wide by 50 feet deep. A fantastic sun-trap, it offers areas of lawn, paved sun terraces and a side path with gated access to the front. To the front, a substantial block-paved driveway provides parking for several vehicles and leads to an oversized detached garage with a pitched roof, power, lighting, and both front and rear access doors.

With double glazing, gas central heating throughout, and a rare combination of space, style and versatility, this exceptional property represents a wonderful opportunity to acquire a truly adaptable family home in one of Nyetimber's most desirable locations.

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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: