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ESTATE AGENTS

9 Malvern Way, Nyetimber, Bognor Regis
In Excess of £300,000



Malvern Way is nestled within the heart of Nyetimber, close to the beach and village amenities.

The well-proportioned accommodation is arranged over two floors. On the ground floor there is an entrance hall which provides access to a sitting room which in turn flows nicely into a fitted kitchen/dining room. The latter has access out into the rear garden via a single door.

On the first floor, off a central landing there is a master bedroom with ample built in storage, a second double room also with built in storage and a single bedroom. A family bathroom completes the first floor.

Outside, to the rear lies a low maintenance, enclosed garden, complete with both a rear gate and side gate for access. To the front there is a small lawned area with a paved path leading to the front door. The property also has the benefit of a 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.

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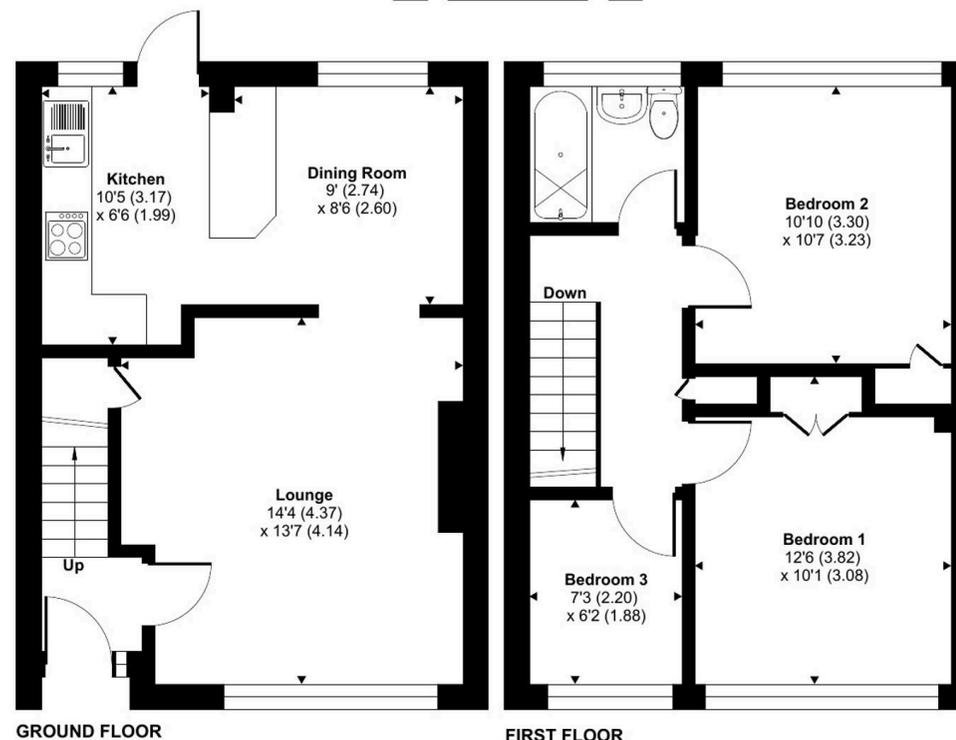
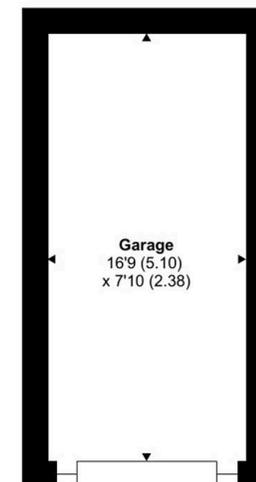
Malvern Way, Bognor Regis, PO21

Approximate Area = 768 sq ft / 71.3 sq m

Garage = 130 sq ft / 12 sq m

Total = 898 sq ft / 83.3 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). © nitchcom 2026. Produced for Whitlocks Estate Agents. REF: 1408481





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: