



**WHITLOCKS**  
ESTATE AGENTS

**9 Spinnaker View, Bognor Regis**  
Guide Price £300,000



\*\*\*100% Purchase or shared ownership option\*\*\* A beautifully presented 2-bedroom terraced house with two allocated parking bays, located within the popular village of Nyetimber.

This modern home sits on a well-kept and popular development within the historic village of Nyetimber and is close to many local amenities including schools. The well-presented accommodation is arranged over two floors. On the ground floor there is an entrance hall which leads to a modern fitted kitchen and beyond to a useful cloakroom. To the rear lies a spacious and light sitting/dining room with French doors opening onto the rear garden. On the first floor, off a central landing there are two double bedrooms and a family bathroom. The latter is complete with bath with shower attachment. Outside to the rear there is an enclosed garden which is mainly laid to lawn with a rear gate for access. Beyond the garden there is one allocated parking bay. To the front of the property there is a further allocated parking bay.



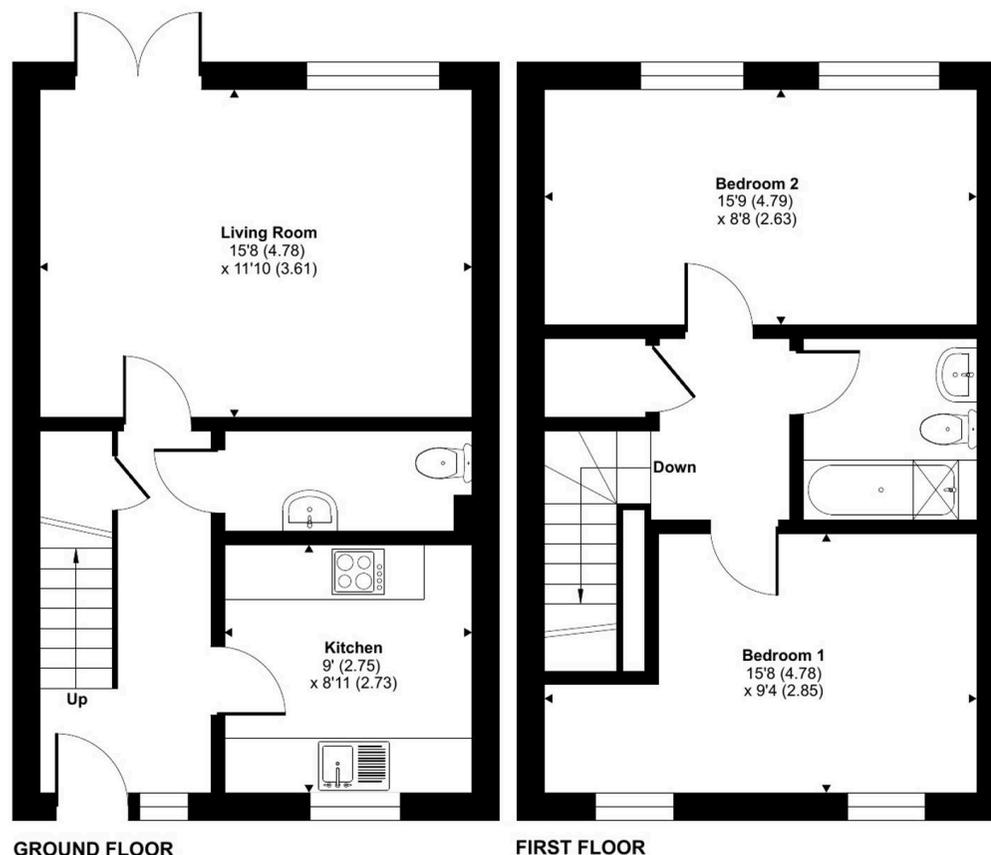
Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village 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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## Spinnaker View, Bognor Regis, PO21

Approximate Area = 796 sq ft / 73.9 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). © nctechcom 2026. Produced for Whitlocks Estate Agents. REF: 1403691





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B