



WHITLOCKS
ESTATE AGENTS

3 Barley Close, Nyetimber, Bognor Regis

Guide Price £200,000



No Forward Chain

Situated within the ever-popular and award-winning Mill Farm Residential Park in Nyetimber Village, this detached park home is presented in excellent condition throughout and offers well-balanced, single-level accommodation. The development is age restricted to residents aged 40 and over.

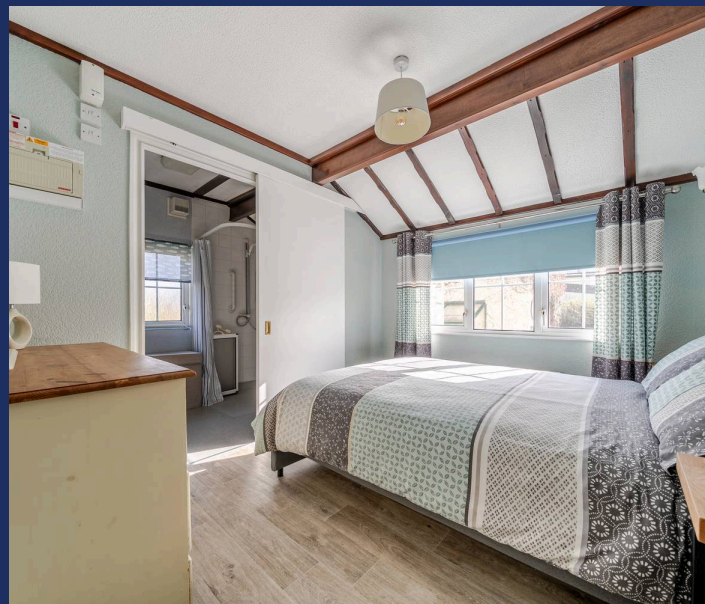
The property features a modern fitted kitchen with integrated appliances and a breakfast bar, opening into a spacious lounge/dining area benefiting from an abundance of natural light. There are two well-proportioned double bedrooms, with the principal bedroom enjoying built-in storage and a modern en-suite. A further contemporary shower room serves the rest of the accommodation.

The home has also been thoughtfully adapted to enhance accessibility, featuring ramped access to the rear, wider doorways, and a well-appointed en suite wet room, making it an excellent choice for those seeking a more accessible and comfortable living environment.

Externally, the property boasts a secluded and beautifully maintained rear garden, with both a lawned area and a patio, providing an ideal space for outdoor seating and relaxation. To the front, a private driveway provides off-road parking.

Mill Farm Residential Park is a highly regarded development, ideally situated within easy reach of local amenities and the nearby coastline.

Viewing is highly recommended to fully appreciate both the location and the spacious accommodation on offer.



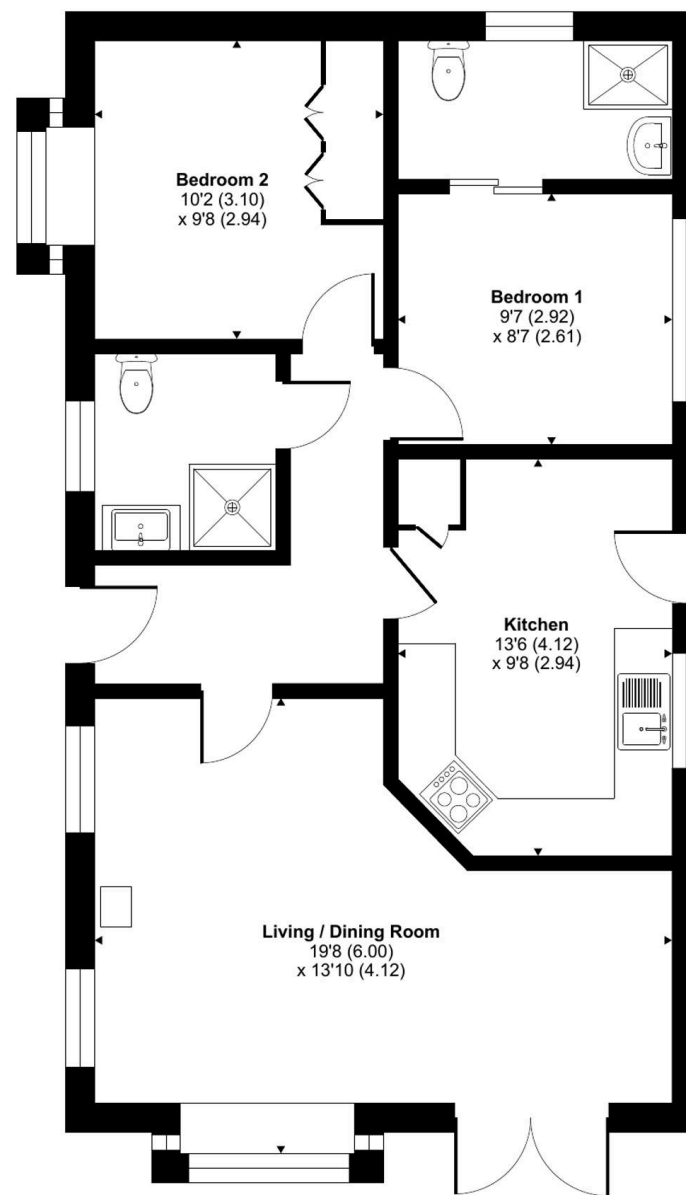
Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village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

Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1436081





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Council Tax band: A
Tenure: Freehold