



WHITLOCKS
ESTATE AGENTS

19 Lion Road, Bognor Regis
Guide Price £500,000

- UPVC Double Glazing, Gas Fired Central Heating and Log Burner
- Extensive Garden Spanning around 76 Sq Ft
- Large Double Garage and Driveway for several vehicles
- Well Presented 2 Double Bedroom Detached Bungalow
- Bespoke 4 Bed Log Cabin
- Large 'L' Shaped Lounge / Dining Room
- Family Bathroom and an En-Suite Shower Room
- Spacious Conservatory
- Ample Built in Storage
- Positioned in the Sought after Village of Nyetimber Walking Distance to a Variety of amenities

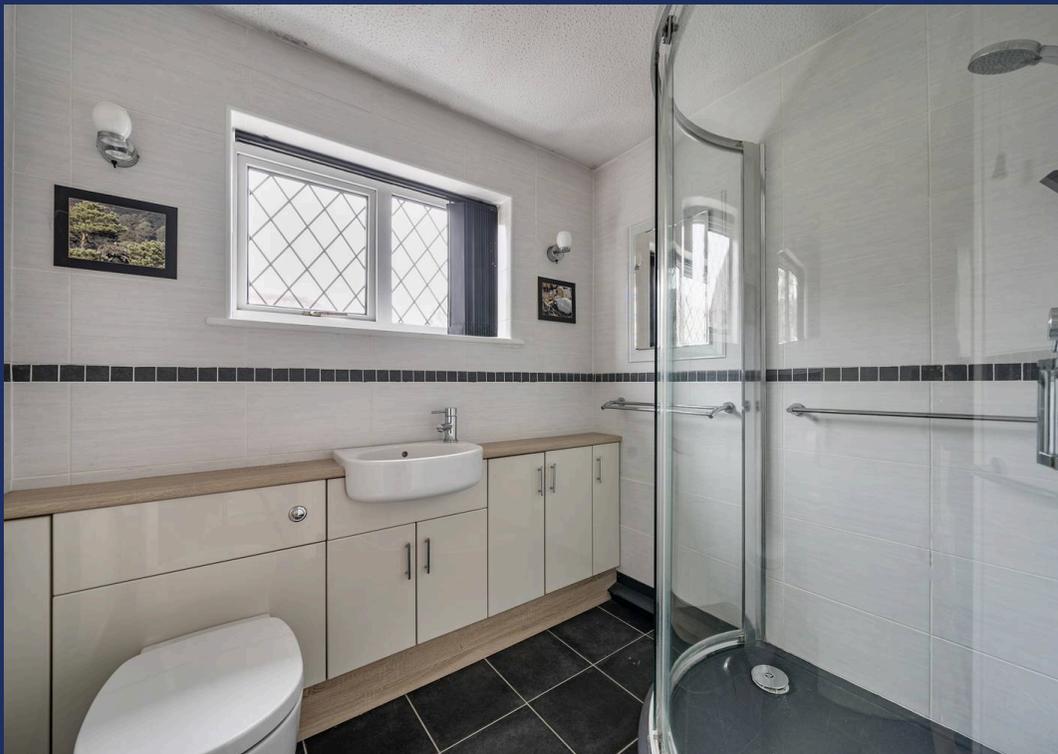


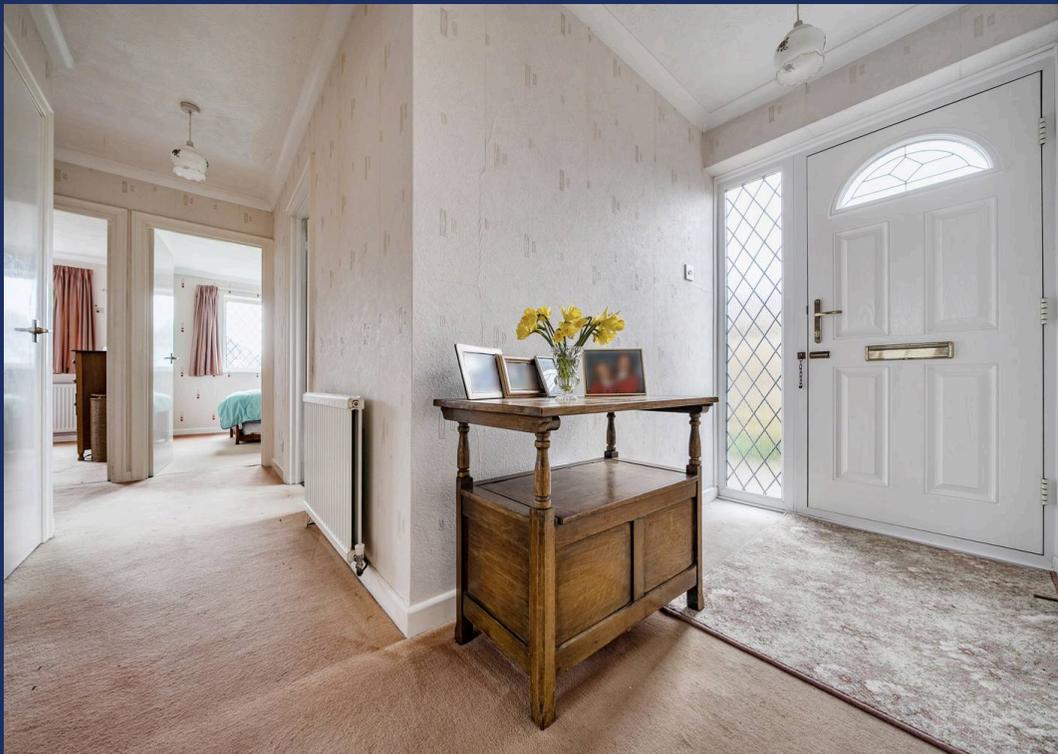


A fantastic opportunity to acquire this detached bungalow, ideally situated in the highly sought-after village of Nyetimber. The property is conveniently located within a short walk of local amenities and offers significant potential, particularly due to its generous and extensive garden. Upon entering the property, you are welcomed by a spacious entrance hall providing access to all principal rooms. To the rear of the bungalow is a bright and generously proportioned L-shaped lounge/dining room, perfect for both relaxing and entertaining. The property also features a modern fitted kitchen/breakfast room, offering ample space for everyday living. The accommodation further comprises two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, in addition to a separate family bathroom. Additional benefits include UPVC double glazing and gas-fired central heating, ensuring comfort and efficiency throughout the home. Externally, the property boasts an extensive rear garden, predominantly laid to lawn, offering a low-maintenance outdoor space with excellent potential for extension or further development (subject to the necessary planning permissions). There is also a separate Log Cabin as well as additional storage areas. To the front, there is a large driveway providing ample off-road parking, which leads to a double garage.









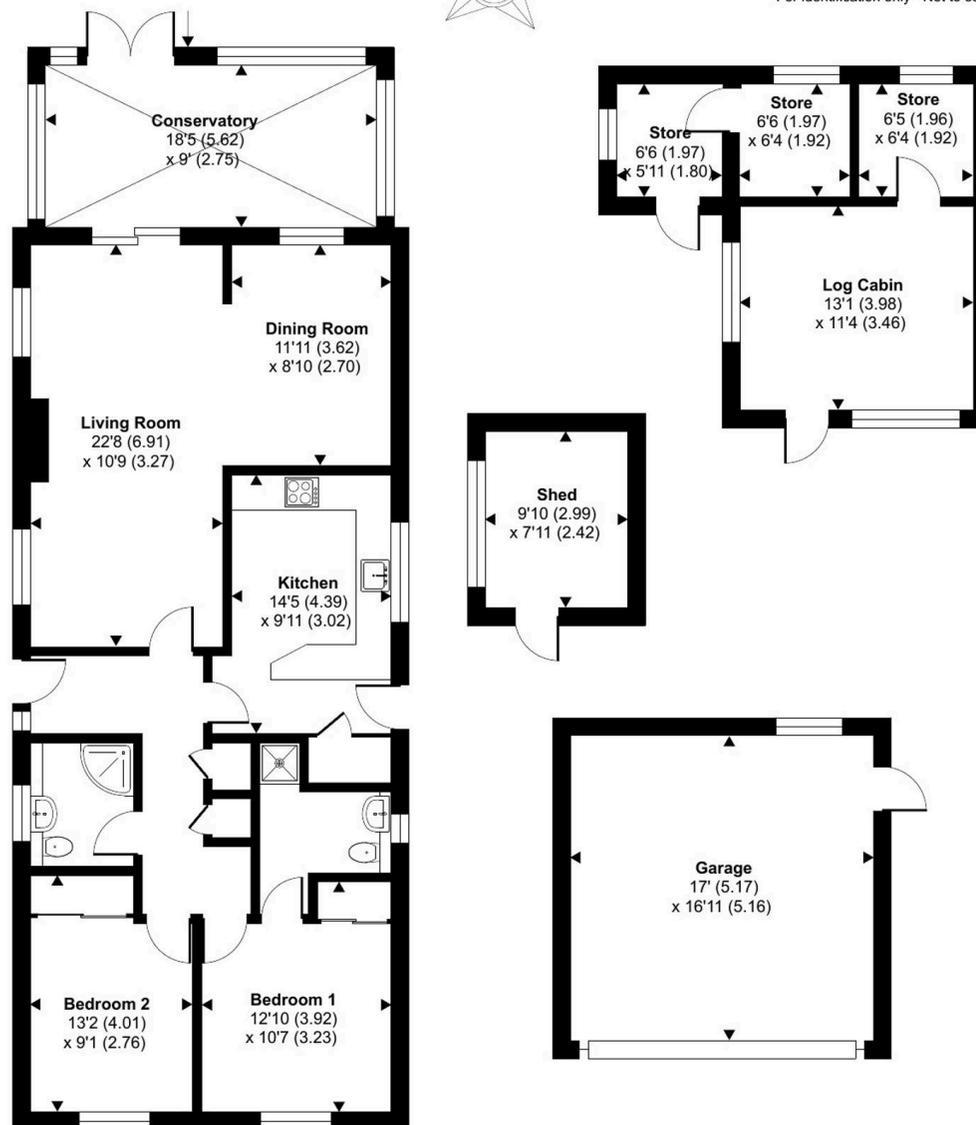
Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village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

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) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.

Lion Road, Bognor Regis, PO21

Approximate Area = 1156 sq ft / 107.3 sq m
 Garage = 287 sq ft / 26.6 sq m
 Outbuilding = 352 sq ft / 32.7 sq m
 Total = 1795 sq ft / 166.6 sq m

For identification only - Not to scale



GROUND FLOOR





Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

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

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D