



**WHITLOCKS**  
ESTATE AGENTS

Brooks End, Nyetimber, Bognor Regis  
£500,000



This well-presented and generously proportioned home offers versatile accommodation across two floors, making it ideal for families seeking both space and practicality in a desirable location.

The ground floor is thoughtfully arranged, with a welcoming entrance hall providing access to a spacious living room, perfect for relaxing or entertaining. A separate dining room offers an excellent space for family meals, while the fitted kitchen is well laid out with ample storage and work surfaces. A separate additional room provides valuable extra space and enhances everyday convenience. A study to the front provides flexibility for use as a home office, playroom or snug, and a ground floor WC completes the accommodation.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from its own en suite shower room. The remaining bedrooms are served by a family bathroom, all accessed from a central landing.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, along with an attached garage offering further storage or parking potential.

Overall, the layout offers a great balance of living and bedroom space, with flexibility to suit a range of buyers. Situated within easy reach of local amenities, schools, and transport links, this property presents an excellent opportunity and early viewing is highly recommended.

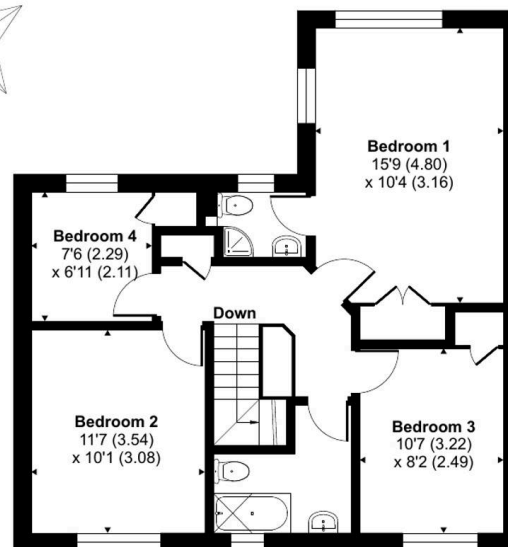


Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village where the Sea Front, Harbour and Nature Reserve can be found. The historic Village has a variety of amenities including Convenience Stores, a 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.

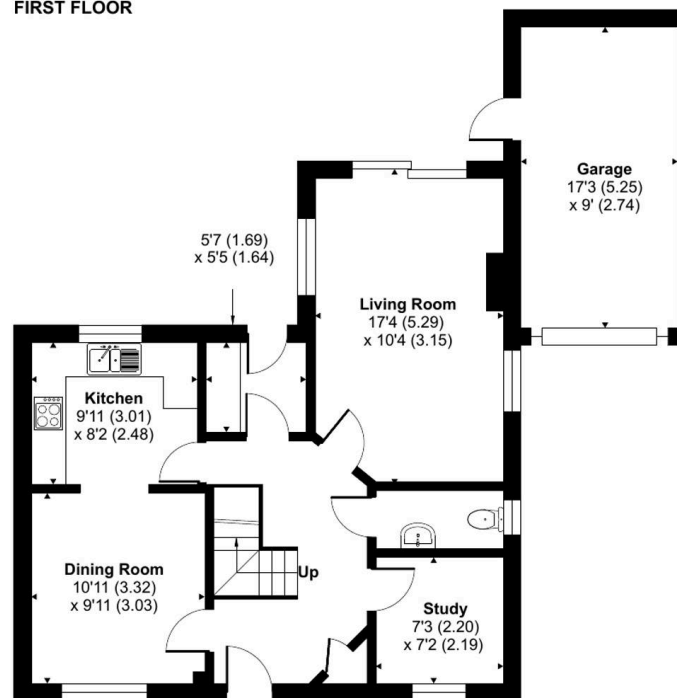
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## Brooks End, Bognor Regis, PO21

Approximate Area = 1258 sq ft / 116.8 sq m  
 Garage = 155 sq ft / 14.3 sq m  
 Total = 1413 sq ft / 131.1 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: