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Nyewood Lane, Bognor Regis
In Excess of **£275,000**



Offering more than first meets the eye, this attractive two bedroom semi detached home combines versatile accommodation with a pleasant rear garden and an impressive range of outbuildings. Ideal for first time buyers, couples or professionals, it offers excellent practical space alongside substantial garage and workshop facilities.

The ground floor features a generous living and dining room with plenty of space for both lounge and dining furniture. The kitchen provides useful storage and preparation space, with a convenient ground floor shower room nearby.

To the rear, a bright conservatory overlooks the garden and provides a flexible additional reception space, ideal as a sitting room, dining area or garden room. There is also a useful covered outdoor area for seating, entertaining or everyday use.

Upstairs are two well proportioned double bedrooms, together with a separate study ideal for home working, hobbies or use as a dressing room. A separate WC completes the first floor.

Outside, the established rear garden includes lawned and decked areas, mature planting and a greenhouse, creating an appealing space for relaxing and entertaining.

A particular highlight is the substantial garage and workshop to the rear, offering excellent space for secure parking, storage, hobbies or DIY projects, with an additional store providing further practicality.

With its flexible accommodation, conservatory, study, established garden and outstanding workshop space, this appealing home offers far more versatility than a typical two bedroom property.



Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts and stretches all the way over to Felpham. Marine Park Gardens is also a point of interest and consist of a waterfront Park with a stunning array of well maintained flower displays, a fountain and a seasonal 18 hole putting green. The area also benefits from many notable waterfront Pubs and Restaurants. Within easy access to the popular Village of Rose Green as well as Aldwick Shopping Parade where a comprehensive variety of amenities can be found.

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: