

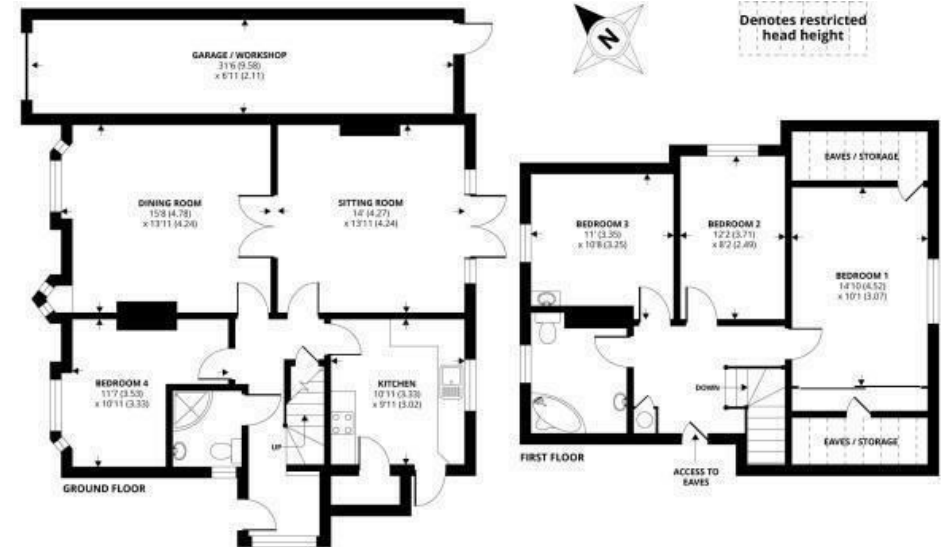


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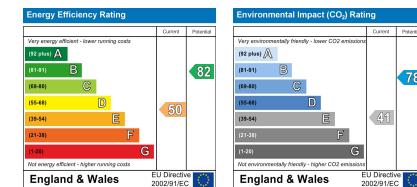
This Detached Tudor Style Cottage offers deceptively spacious accommodation throughout and has lots of characterful features. The property is arranged over two floors, on the Ground Floor there is a spacious Lounge with patio doors providing access to the rear garden and wood glazed French doors leading to the Dining Room, a modern fitted Kitchen with a Walk-In Pantry cupboard, ground floor Bedroom Four and the ground floor Shower Room. On the first floor there are three further double Bedrooms and a family Bathroom. Further benefits include UPVC double glazing and gas fired central heating throughout. Outside the rear Garden is very secluded and has lots of pretty flowers, shrubs and bushes and is laid to lawn with a patio area providing outdoor dining space. There is a Detached Timber Shed, Vegetable Plot and personal door to the Garage / Workshop. To the Front is a small easy to maintain grassed area and a gravelled Driveway which provides off road parking for several vehicles and leads to the Garage / Workshop. The property is located just outside the sought after village of Nyetimber and is just a short walk to a variety of amenities including local 16th and 18th century Pubs, Tesco Express, a Post Office and Cafe. There is also very good bus links within the Village which provide transport to Bognor Regis Town Centre and Chichester City Centre. Available now with a long term let. Pets are considered. Housing benefit it not considered for this property unless the tenant has a suitable guarantor in place.

10 Hook Lane, Nyetimber, Bognor Regis, West Sussex, PO21 3NY
£1,350 |



Hook Lane, Rose Green, Bognor Regis

APPROX. GROSS INTERNAL FLOOR AREA 1608 SQ FT 149.38 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Viewing Strictly By Appointment through Whitlocks Estate Agents

NOTE – Gas or electric appliances, boiler, central heating system or any other services or appliances which may be at the property have not been tested.

IMPORTANT NOTICE – PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Whitlocks Estate Agents wishes to inform prospective purchasers, that these sales particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested any of the services, appliances, equipment or facilities are in good working order. Any area, distances, measurements or floor plans are referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a purchase please contact the office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings.