



Nyetimber Mill – Pagham Road - Pagham – West Sussex – PO21 3TG

A one-bedroom bungalow in a popular retirement development



1 Garden Lodge – Nyetimber Mill

Sitting room • Bedroom • Kitchen • Bathroom

£90,000 leasehold

Nyetimber Mill consists of 52 retirement properties with bungalows and apartments set around attractive garden squares in the shadow of the old mill.

A one-bedroom bungalow in a convenient position with garden access.

Services include a scheme manager and emergency alarm service with communal facilities including a lounge, laundry room, and parking is within the development. Attractive gardens and grounds with local shops nearby.

Good road communications with easy access to the A27, and frequent trains from Chichester to London (Victoria) taking about an hour and a half.

There are regular bus services to the centre of Chichester.

125 year lease from 1982, £75 p.a. ground rent and 55+ age covenant.

For viewings please contact the Scheme Manager on 01243 267051 or Fifty5plus on 01488 668655



Sitting Room



Kitchen



Bedroom

The Property

No 1 Garden Lodge is an attractive one bedroom bungalow with access to the gardens.

Approximate room dimensions as follows: Entrance hall with airing cupboard and storage cupboard. Access to loft. Sitting room (14'3" into double glazed door to terrace and garden x 10'4") East facing kitchen (7' x 5'6") Bedroom (10'6" excluding double wardrobe x 8'2") Bathroom (6'11" x 5'2") Double glazing and electric storage heating.

The property is within walking distance of shops and there are also regular bus services to Chichester. Comprehensive facilities are available in Bognor Regis about a mile and a half away.

Directions to Nyetimber Mill

From the Chichester Bypass exit onto the B2145 south to North Mundham and continue along this road through Runcton. Pass Sefter Road on your left followed by Hook Lane on your left.

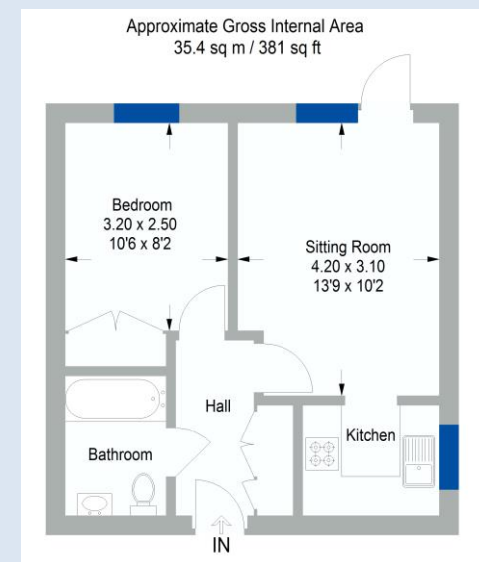
As you approach Pagham and just after the turning to Hook Lane Nyetimber Mill will be found in a short distance on your right.



Bathroom



Entrance to Nyetimber Mill



Approximate gross internals: 35.4 m² / 381 ft²

Service charge: £1,626.19 p.a. **Energy Rating:** 48

Condition Code: C **Council tax banding:** A

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

Nyetimber Mill

Nyetimber Mill is an attractive retirement development situated off Pagham Road to the north of the village close to shops. The larger centre of Bognor Regis is less than two miles away.

Location

Pagham was once the fourth wealthiest parish in the Kingdom and a large port and today the bird sanctuary and beaches are well known. Goodwood and the South Downs are just a fifteen minute drive away.

Bognor Regis began life as a Saxon village becoming a fishing centre in the eighteenth century, a fashionable seaside resort in the 19th century finally adding the Regis in the twentieth.

It was very much a family holiday town with long safe beaches in shallow water but is now a bustling resort with many amenities and numerous facilities with miles of sand and shingle beaches.

The town expanded considerably after the 2nd World War and today the nearby villages of Felpham and Aldwick have really been absorbed as residential areas but each with their own distinct centres and shopping areas. In the 1960's Sir Billy Butlin opened one of his holiday camps at Bognor. The Dome House is Bognor's most famous building and other prominent local landmarks include the Royal Norfolk Hotel and Hotham Park.

Further afield

Nyetimber is about a mile and a half from Bognor Regis. Fast trains to London (Victoria) take approximately one hour and fifty minutes from Bognor and from Chichester a little over an hour and a half.



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