



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

A one-bedroom ground floor apartment in a popular retirement development



## 1 Well Lodge – Nyetimber Mill

One bedroom • sitting room • kitchen • bathroom •

**£81,950 leasehold**

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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 ground floor apartment consisting of a sitting room with garden access, bedroom, west facing kitchen, and bathroom.

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**



*No 1 Well Lodge*



# The Property

Situated in the first courtyard with an attractive garden mainly laid to lawn below Nyetimber Mill, No 1 Well Lodge is a recently redecorated ground floor apartment.

Main entrance and corridor to the property with Entrance hall, Sitting Room (14'2" into double glazed doors to terrace and garden x 10'3") Bedroom (12'6" max x 8'6" max) West facing Kitchen (7' x 5'7") Bathroom (6'10" x 5'10") 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.

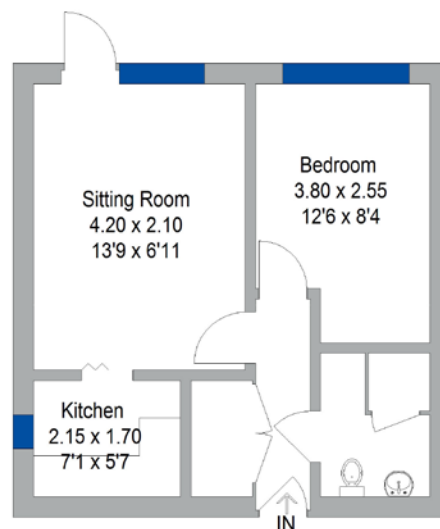


1 Well Lodge

# Directions to Nyetimber Mill

From the Chichester Bypass exit onto the B2145 south to North Mundham and continue along this road through Runcton. Pass Seftor 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.



**Approximate gross internals:**

**35m<sup>2</sup> / 377ft<sup>2</sup>**

**Service charge: £ £1657.20 p.a.**

**Energy Rating: 61**

**Condition Code: B**

**Council tax banding: A**

# Nyetimber Mill

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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. Goodward 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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