



56 Hook Lane, Nyetimber PO21 3PD

£325,000 Freehold



2 Bedrooms



1 Bathroom



2 Reception Rooms



Key Features

- Semi-Detached Cottage
- Two Bedrooms
- Sitting Room
- Kitchen
- Wood Burning Stove
- Conservatory
- Off Road Parking
- Garden
- Vendor Suited

EPC Rating

Current = D
Potential = B

Council Tax Band

Band = C

Tenure - Freehold

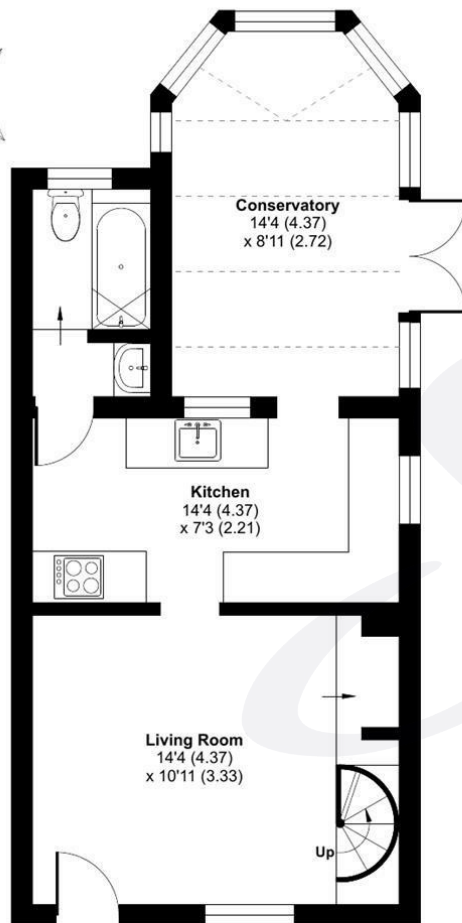


Approximate Area = 727 sq ft / 67.5 sq m

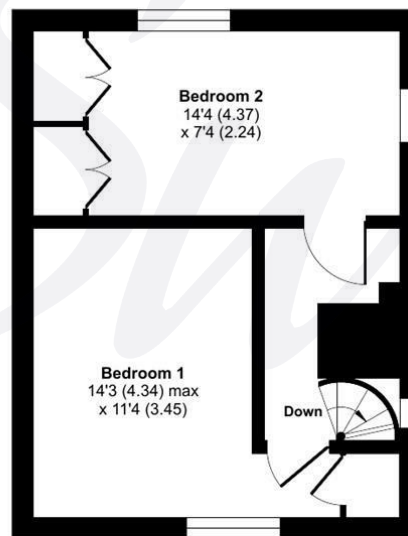
Outbuilding = 58 sq ft / 5.3 sq m

Total = 785 sq ft / 72.8 sq m

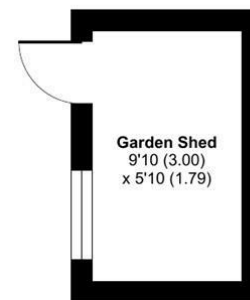
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sims Williams. REF: 1237144





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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract.