



56 Hook Lane, Nyetimber PO21 3PD

£325,000 Freehold



2 Bedrooms



1 Bathroom



2 Reception Rooms



Sims Williams

Key Features

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

EPC Rating

Current = D

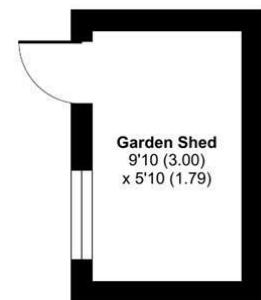
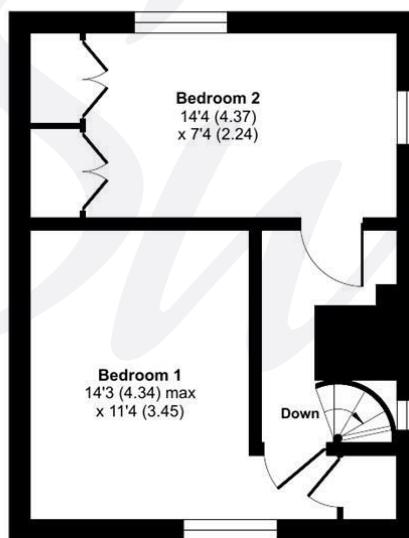
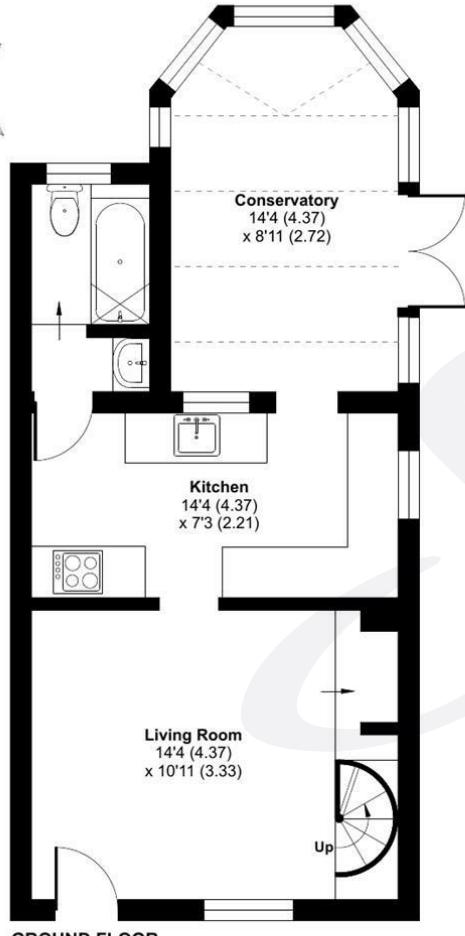
Potential = B

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



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





simswilliams.co.uk

CHICHESTER

8-9 Southgate
Sales 01243 787868
Lettings 01243 836055
chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade
Sales 01243 551368
Lettings 01243 836055
walberton@simswilliams.co.uk

ARUNDEL

8a High Street
Sales 01903 885678
Lettings 01903 881133
arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street
Sales 01243 862626
Lettings 01243 836055
bognor-regis@simswilliams.co.uk

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 guaranteed and they do not form part of any contract.