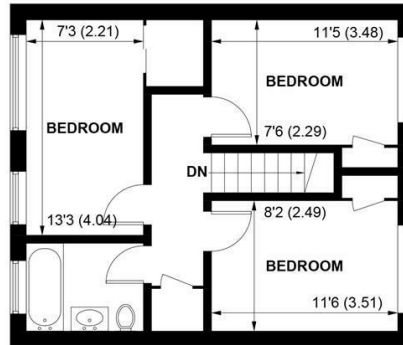




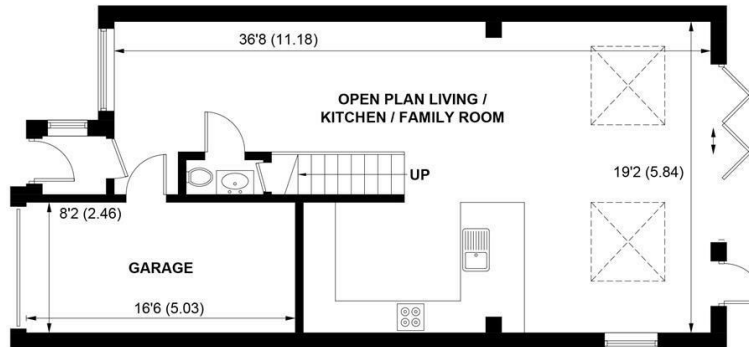
Sims Williams



9 LEDBURY WAY, NYETIMBER, WEST SUSSEX, PO21 3JP



**FIRST FLOOR**



**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1214 SQ FT / 112.8 SQ M  
(INCLUDING GARAGE)**

**NOT TO SCALE** (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams

# £400,000 Freehold

9, LEDBURY WAY,  
NYETIMBER,  
WEST SUSSEX, PO21 3JP

- Semi-Detached House
- Three Bedrooms
- Ample Parking
- Garage
- Extended To Rear
- Downstairs Cloakroom
- Secluded Garden
- Popular Area
- Vendor Suited

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = C

This well presented semi-detached house is located on a quiet road within Pagham close to local amenities, popular schools and Pagham seafront. Pagham village has a range of pubs, Pagham nature reserve, shops and cafes and provides easy transport links to Chichester, which can be found 5.5 miles north of the property. The City of Chichester, located north of the property, offers a comprehensive shopping centre, popular restaurants and The Festival Theatre. Further north you can find the South Downs National Park at The Goodwood Estate - which hosts the annual Festival of Speed and an abundance of horse racing events.

This property has been significantly improved by the current owners and now boasts a large open plan extension to the rear amongst other improvements.

Upon entering there is an entrance porch leading to the downstairs reception room. There is an internal courtesy door to the integral garage and where there is ample storage and a small loft area.

Furthermore, there is a downstairs cloakroom and a useful reception space, which has previously been used as a children play area.

To the rear, there is the benefit of the extension which allows for a large open plan living space, including, roof lanterns, living and dining space as well as a

modern kitchen with breakfast bar. A particular benefit is the bi-folding doors which lead onto the garden.

Ascending the stairs to the first floor there is a bathroom, with shower over bath and white suite. There are also three bedrooms at the property with the master having space for wardrobes and the two further bedrooms being of a good size.

Outside, to the front, is a large driveway allowing for parking for several cars, as well as access to the garage which has a metal up and over door.

To the rear is a secluded garden which is mainly laid to lawn and boasts a raised decked seating area, side access and storage shed.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions :

From Pagham cricket club head North on Gloster Drive. Take the second right onto Ledbury Way where the property can be found on your left.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



