















AT A GLANCE

-  Semi rural village location
-  Quiet dead end road
-  Surrounded by beautiful Sussex countryside
-  South facing rear garden
-  Four double bedrooms
-  Versatile Living & bedrooms
-  Spacious living room
-  Modern kitchen with breakfast area
-  Two en-suites & downstairs shower room
-  Double length garage & off road parking



ABOUT THE PROPERTY

Located in the beautiful village of Shripney, surrounded by stunning sussex countryside and down a quiet dead end road.

This lovely home is very versatile and can suit many needs. On entrance you are greeted with a two downstairs bedrooms which can be used for other purposes, both rooms have feature fireplaces and bay windows. To the rear is a very generous sized living/dining room with a beautiful fireplace and sliding doors opening up to the garden. The kitchen is modern with great views over the garden and has space for a breakfast table, with integrated oven and hob. A downstairs shower room and understairs cupboard completes the ground floor.

The first floor consists of two very good sized double bedrooms that are double aspect., both with in-built wardrobes, an ens-suite shower room and en-suite bathroom. The bedroom to the rear has lovely views over the fields.

The stunning south facing mature rear garden is a fantastic size, with a large patio area, lawn and potential to have a swimming pool at the rear. There is access through the double length garage and the side.

To the front is off road parking for several cars, double doors to the garage and a lovely front garden area.



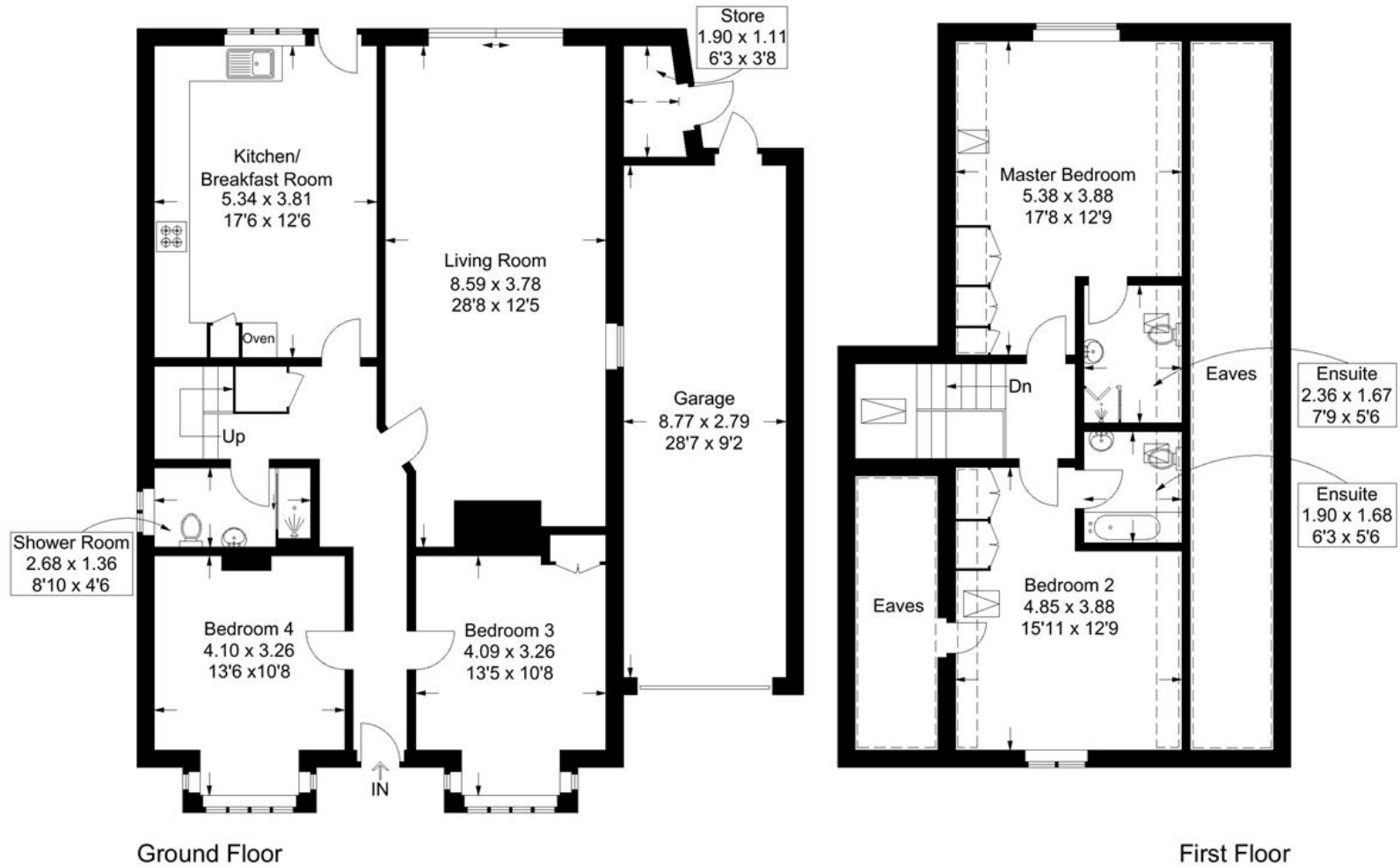








Approximate Gross Internal Area = 175 sq m / 1883 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 29.7 sq m / 320 sq ft
Total = 204.7 sq m / 2203 sq ft



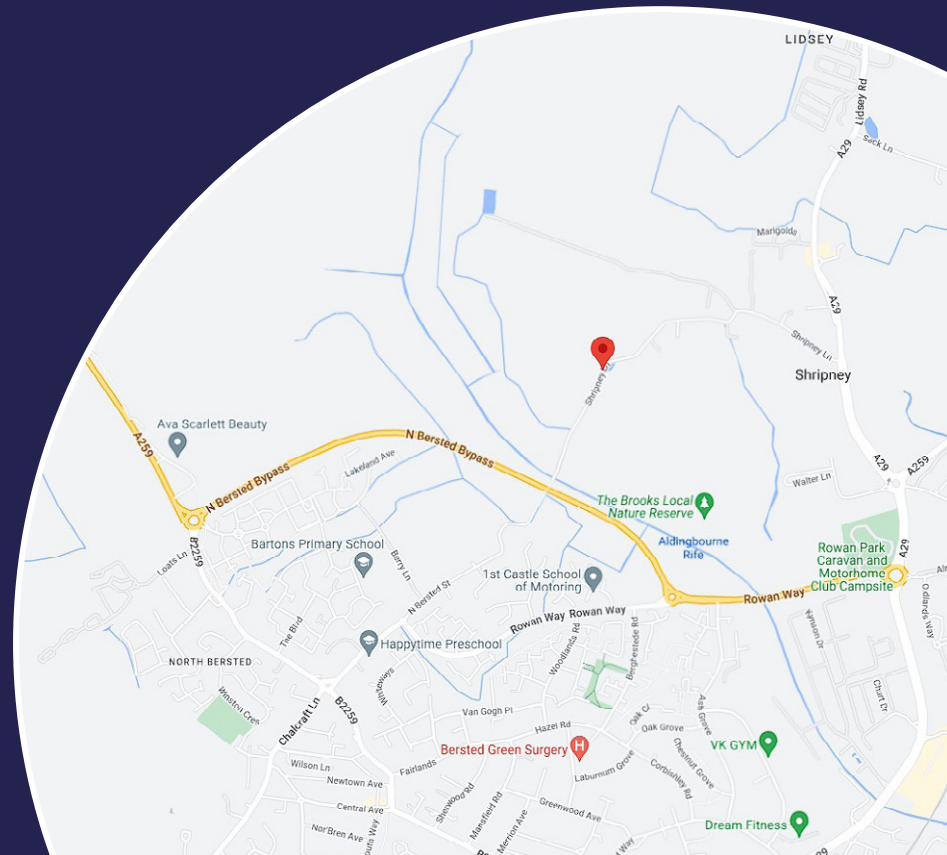
= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



LOCATION

Shripney is a small village located to the north of Bognor Regis and East of Chichester. Within a short drive to Bognor Seafont, train station with links direct to London and other major south coast cities. There are good bus links and close to supermarkets and the popular Robin Hood Pub. Lovely countryside walks can be enjoyed from your front door with views of The South Downs.





THE AGENT

Joe Feast
Client Director - Sales & Lettings

Joe has been in estate agency since 2012 and has loved working in the property industry since day one. Starting as a Junior Negotiator within the first year he was promoted to Senior Negotiator and became Head Valuer of the two local Bognor Regis offices and moved on to become Branch Manager making a very successful office. Joe is a very motivated individual that thrives to give the best customer service, it is always a delight for him to give someone the keys to their new home. Outside of work Joe loves to see the world and experience new adventures. Joe is a very active person who really enjoys sports and family are a very important part of his life.

✉ joe@nexaproperties.com

📞 07717 719606



WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



NEXA

PROPERTIES



023 9229 5046 | hello@nexaproperties.com | www.nexaproperties.com

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

