



2 bed flat to buy in PO21

Nyewood Lane, Bognor Regis, West
Sussex, PO21 2QN

£170,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Garage parking

Property features

- ✓ Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- ✓ Second Floor Apartment
- ✓ Balcony with Direct Sea Views
- ✓ Refitted Kitchen with Ample
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Community Scheme**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTP (fibre to the premises)**
- ✓ Mobile signal: **Good**

Description

This impressive second floor apartment offers a great opportunity to enjoy direct sea views from its private balcony, perfectly positioned to overlook the picturesque Marine Park Gardens. The property features two spacious double bedrooms, each with fitted wardrobes providing ample storage.

The kitchen boasts generous cupboard space and modern finishes, ideal for those who enjoy cooking or entertaining. The bright and airy sitting room is enhanced by large windows that flood the space with natural light and frame the stunning coastal outlook.

Additional benefits include a private garage, offering secure parking or extra storage, and the convenience of being within walking distance to the railway station, making commuting straightforward. With no forward chain, this apartment is ready for immediate occupation and would make an excellent buy to let investment or a stylish home for those seeking a relaxed lifestyle by the sea.

The property is well presented throughout, with neutral décor that will appeal to a range of buyers. Early to appreciate the quality and location of this exceptional flat.

Tenure: We understand the lease commenced 23/05/2007 and expires 25/12/2156.

Maintenance Charge: We understand the maintenance charge is approximately £4,114.18, it is out understanding that the central heating bills are included.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 130

Annual Ground Rent Amount: £120.00

Annual Service Charge Amount: £4,114.00

Service Charge Review Period: Gas Central heating is included in the Service Charge

Price: Starting Bid £170,000

Property Type: Flat

Parking: Garage

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

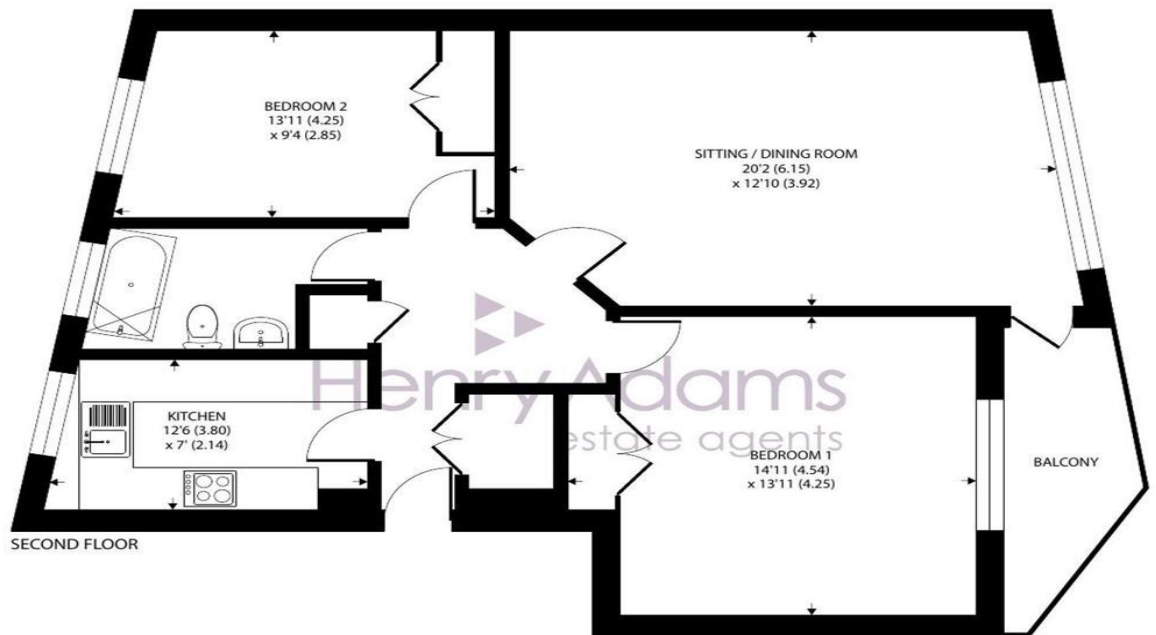
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Marine Park, Nyewood Lane, BOGNOR REGIS

Approximate Area = 827 sq ft / 76.8 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). © n1checom 2026. Produced for Henry Adams. REF: 1403662

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Nyewood Lane, Bognor Regis, West Sussex, PO21 2QN

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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