



6 Marine Park

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

Price £260,000
LEASEHOLD

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YO260 - 06/25

Features

- **Well Presented Second Floor Purpose Built Apartment**
- **Sea Views Over Marine Park Gardens From Balcony**
- **Two Double Bedrooms, Re-Fitted Kitchen & Bathroom**
- **Lift Facility, Balcony & Reserved Parking**
- **883 Sq Ft / 82 Sq M**

Offered for sale with No Onward Chain, this light and airy two double bedroom apartment is positioned on the second floor of this much sought after, purpose built development, which provides views towards Marine Park Gardens and sea beyond from the balcony, along with a security entry system, lift facility and reserved parking. The apartment boasts wonderful storage, a modern fitted kitchen and refurbished bathroom.

The development itself occupies a corner plot position in a sought after location close to local amenities to the West of Bognor Regis town centre. The promenade is within a few metres level walk which provides an ease of access into the nearby town centre, while more local amenities including a Tesco Express convenience store can be found in nearby Aldwick Road.

Aldwick Road shopping parade provides a good selection of eateries and take away food outlets, along with the nearby Mamma Mia's Italian restaurant (within a few hundred metres), The Waverley public house (on the seafront) and The Navigator. West Park which is positioned at the Western end of Marine Park Gardens also offers a cafe and hosts an array of events throughout the year.

A communal front door with security intercom leads into the ground floor communal hallway where the communal staircase or lift facility rise to the second floor communal landing. The front door to the apartment leads into a generous entrance hall with large double built-in storage cupboard and additional built-in airing/linen cupboard. A glazed door with natural light flank panelling leads into the main living room, while further doors lead to the two bedrooms and bathroom and a doorway to the kitchen.

The kitchen has been tastefully refitted to provide a comprehensive range of units and work surfaces, along with an integrated four ring Induction electric hob with feature modern hood over, eye level integrated oven with microwave/combi over and space and plumbing for a washing machine, integrated fridge/freezer, gas fired water heater (upto date service history). A double glazed window provides a pleasant easterly roof top outlook over the parking area.

The living room is an impressive bright and airy room with a large westerly double glazed window, a further natural light double glazed window to the side, and has a double glazed door to the side leading out to the covered balcony, which in turn provides a southerly view towards marine Park Gardens and the sea beyond.



The bedrooms are both good size double rooms with fitted wardrobes and storage cupboards with Bedroom 1 boasting the westerly outlook and bedroom 2 having a window to the side and easterly roof top views over the parking area. In addition, the apartment boasts a refurbished bathroom with bath with mixer tap/shower attachment and fitted glazed shower screen, close coupled wc., wash basin with storage under and further fitted storage cupboards and mirror with down lighting and double glazed window. The apartment also offers double glazing throughout, a gas heating system via radiators and communal boiler and benefits from a reserved parking space within the forecourt where there are spaces with the letter 'R'.

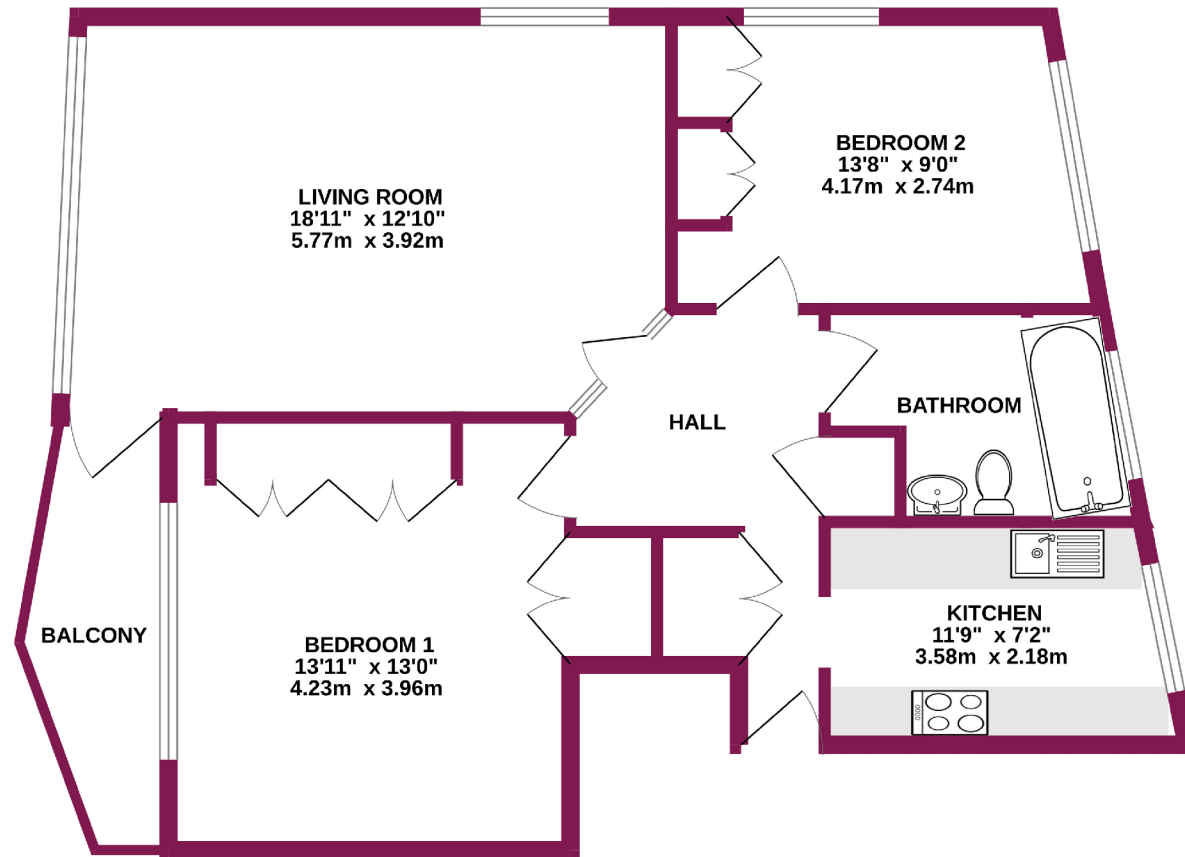
Service Charge: We have been advised by the seller the current service charge which includes gas/heating for the apartment is £3,558.60 per annum.

Tenure: We understand there is a balance of 131 years remaining on the lease.

Council Tax: Band C £2,048.42 p.a. (Arun District Council / Aldwick 2025 -2026) **Current EPC Rating:** C (80)



SECOND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.