



## Flat 14, Marine Park Nyewood Lane, Bognor Regis

In Excess of £250,000



# Flat 14 Marine Park

- Second Floor Apartment
- Balcony with Direct Sea Views
- Refitted Kitchen with Ample Storage
- Two Double Bedrooms with Fitted Wardrobes
- Garage
- Ideal Buy to Let Investment
- Overlooking the Beautiful Marine Park Gardens
- Walking Distance to Railway Station
- No Forward Chain

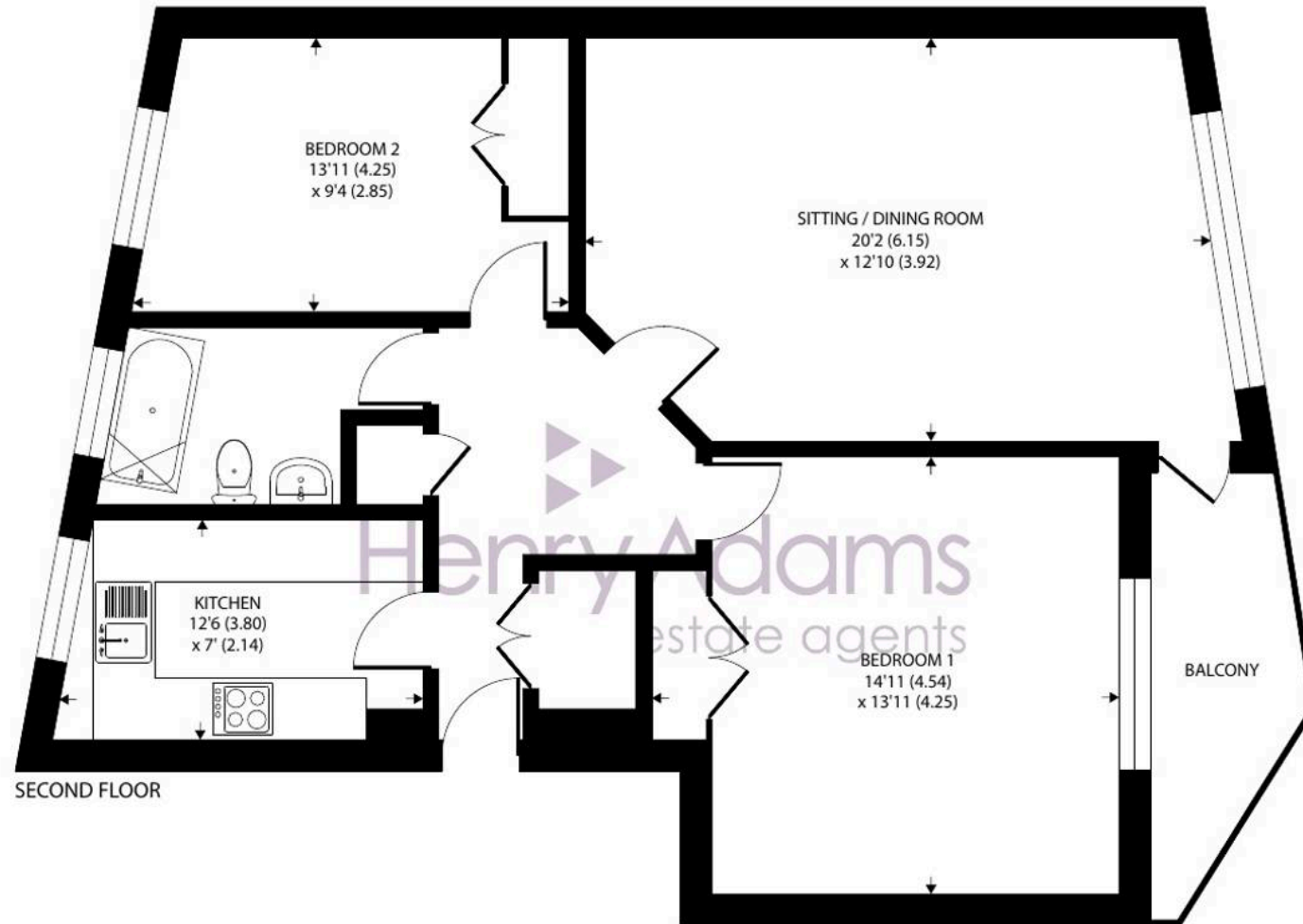
This impressive second floor apartment offers a great opportunity to enjoy direct sea views from its private balcony, perfectly positioned to overlook the picturesque Marine Park Gardens. The property features two spacious double bedrooms, each with fitted wardrobes providing ample storage.

The refitted 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.







## 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). © natchecom 2026. Produced for Henry Adams. REF: 1403662

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

Aldwick offers a range of local facilities including a shopping parade and direct bus routes into Bognor Regis and the Cathedral City of Chichester. West Park is situated close to the property, as well as the delightful Marine Park Gardens. The historic Cathedral City of Chichester is about six miles, which offers a rich variety of cultural and leisure facilities including the famous Chichester Festival Theatre.

What3Words [///blog.gains.phones](http://blog.gains.phones)

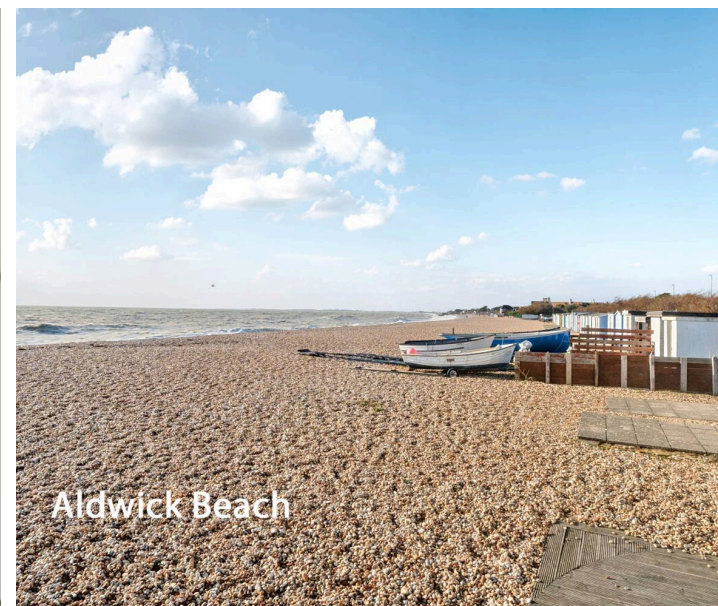
Tenure: We understand the lease commenced 23/05/2007 and expires 25/12/2156.

Maintenance Charge: We understand the maintenance charge is approximately £4,114.18.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C





## Marine Park Gardens

### Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

[bognorandaldwick@henryadams.co.uk](mailto:bognorandaldwick@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.