

SW

Sims Williams



FLAT 1, 79 NYEWOOD LANE, BOGNOR REGIS, WEST SUSSEX, PO21 2SD



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 627 SQ FT / 58.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

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£1,200 PCM

FLAT 1, 79, NYEWOOD LANE,
BOGNOR REGIS,
WEST SUSSEX, PO21 2SD

- Spacious Two Bedroom First Floor Flat
- Generous Bay Fronted Living Room
- Separate Fitted Kitchen
- Bathroom With Shower Over Bath
- Shared Entrance With Just One Other Flat
- Convenient Location Close To Seafront And Local Amenities
- Within Easy Reach Of Bognor Regis Town Centre And Railway Station
- On Street Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = D

COUNCIL TAX BAND

Band = B

A spacious two bedroom first floor flat situated on Nyewood Lane, conveniently positioned for the seafront, local amenities and Bognor Regis town centre.

The property is approached via a shared entrance serving just one other flat and offers well-proportioned accommodation extending to approximately 627 sq ft. The generous bay-fronted living room provides an excellent main reception space, with a separate fitted kitchen offering a range of wall and base units together with integrated oven and hob and space for further appliances.

There are two bedrooms, including a good-sized principal bedroom, together with a bathroom fitted with a white suite and shower over the bath.

Nyewood Lane is well placed for everyday amenities, with the seafront and promenade within easy reach and a selection of shops, cafés and restaurants available locally and within Bognor Regis town centre. West Park and the quieter Aldwick seafront are also nearby, while Bognor Regis railway

station provides connections towards Chichester, Portsmouth, Brighton and London.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

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

