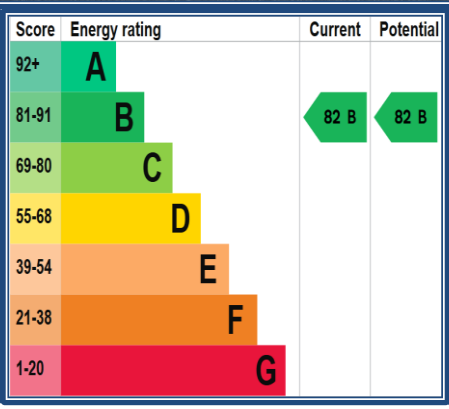
May's
The Village Agent Ltd
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For a traditional, personal and professional service
64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ









(for more photographs go to www.maysagents.co.uk)

£185,000 Leasehold

Flat 6 Harrington House

Nyewood Lane, Bognor Regis, PO21 2UG

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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

The Property Ombudsman

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.
Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

At some point in our property buying lifetime, we all have to step onto the ladder. In this world of ever increasing prices, it has become ever more difficult to take this step, but perhaps this property could be that starting point.

This **2 BEDROOM FIRST FLOOR FLAT** offers modern open plan living arrangements with the benefits of gas fired central heating and uPVC framed Double Glazing. There is also that all important **ALLOCATED PARKING** along with a lockable **BIKE STORE & CLOTHES DRYING AREA**.

Located within 100 yards of the Aldwick Road shopping area, the Beach lies a further 250 yards beyond. Bognor Regis town centre with the main line railway station and other associated amenities, lies approximately 1/2 a mile away. So if these features appeal to you, why not telephone **May's** for an appointment to view - this could be the start of the climb up that ladder !

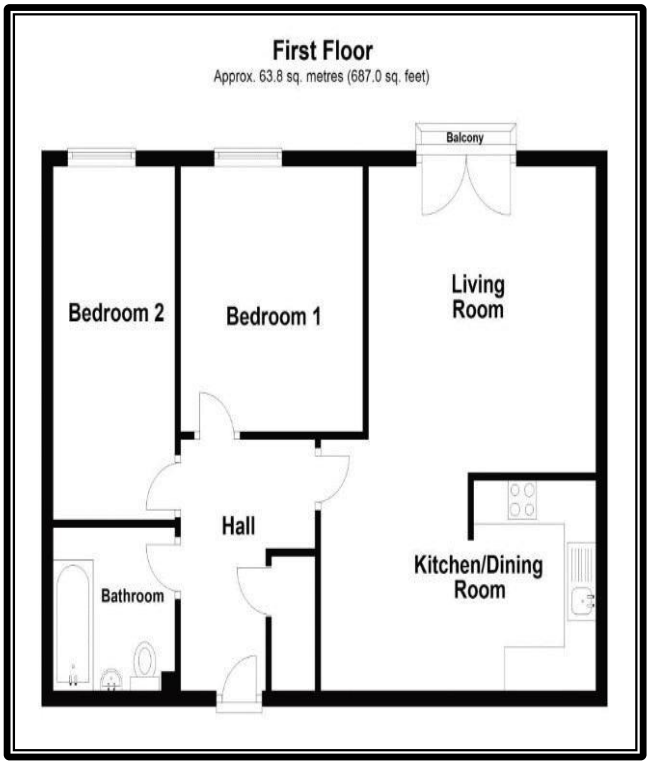
ACCOMMODATION

communal entrance hall, door to:

PRIVATE ENTRANCE HALL:
consumer unit; store cupboard; door to:

OPEN PLAN KITCHEN/DINING ROOM/LIVING ROOM:

LIVING ROOM SECTION: *13' 0'' x 13' 0'' (3.96m x 3.96m)*
double glazed double doors to Juliet balcony; radiator; T.V. aerial point; telephone point.



DINING SECTION: *9' 0'' x 8' 5'' (2.74m x 2.56m)*
radiator; opening to:

KITCHEN SECTION: *8' 10'' x 7' 4'' (2.69m x 2.23m)*
(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; integrated electric hob; four burner electric hood; cooker hood; wall mounted gas fired boiler; extractor fan; space and plumbing for automatic washing machine; further appliance space.

BEDROOM 1: *11' 2'' x 10' 5'' (3.40m x 3.17m)*
radiator.

BEDROOM 2: *15' 0'' x 7' 0'' (4.57m x 2.13m)*
radiator.

BATHROOM:
matching suite comprising of panelled bath with mixer tap and independent shower mixer; pedestal wash hand basin; close coupled W.C.; extractor fan; radiator.

OUTSIDE AND GENERAL
There is one allocated parking space; bike parking area with lockable bollards; clothes drying area.

The mention of any appliance and/or services in these sales particulars does
not imply that they are in full and efficient working order or that they have been tested.