



Flat 1, 34 Nyetimber Lane, Bognor Regis

Guide Price £160,000

Flat 1, 34 Nyetimber Lane

- Ground Floor Flat
- Dual Aspect Sitting Room
- Dual Aspect Double Bedroom
- Bathroom with WC
- Gas Fired Central Heating and Double Glazing
- Allocated Parking Space
- Village Location
- Bus Services Nearby

The accommodation briefly comprises, personal door to entrance way with door to useful cupboard, dual aspect sitting room with double doors giving access to a small patio area, kitchen with integral oven, gas hob with extractor above, dual aspect double bedroom and bathroom with WC.

Outside, the front courtyard is owned by this flat and has residents' access for water stopcocks and a further courtyard accessed via the sitting room, again with residents' access for meter readings. Allocated parking space accessed via Pagham Road.

A viewing is highly recommended to appreciate its convenient location.

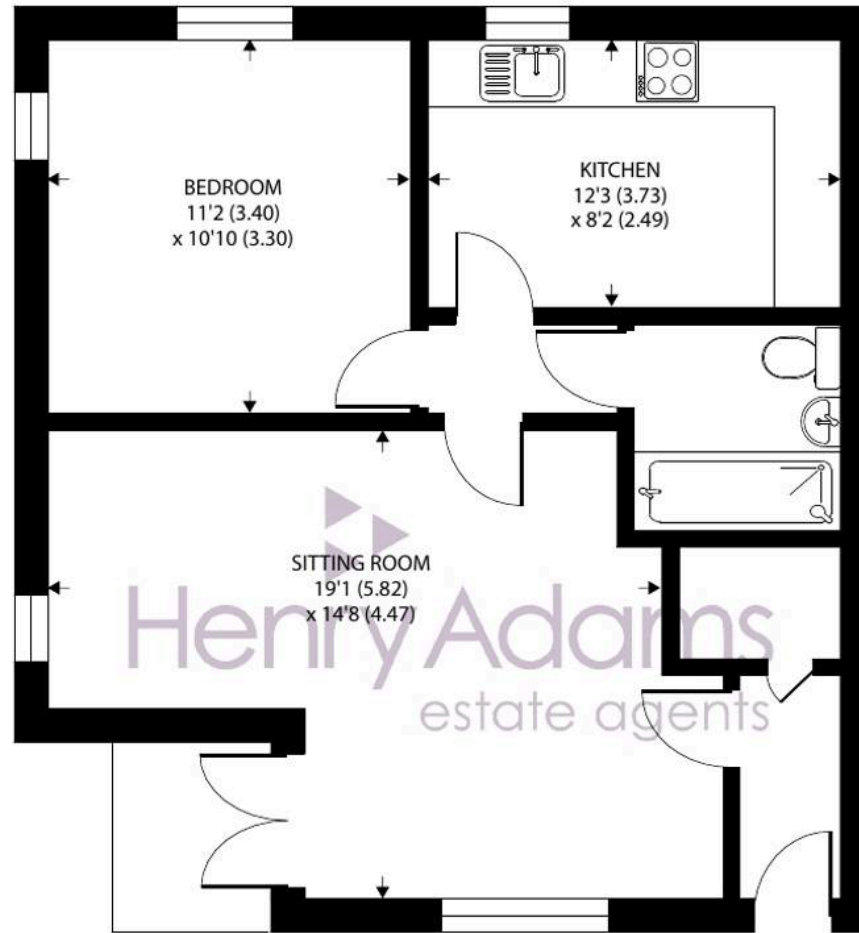
Tenure: We understand there is a 999 year lease from 2004.

Maintenance Charge: We understand from our vendor that there are no current formal charges.

Ground Rent: Peppercorn cost of £1 p.a.

Buildings Insurance: We understand the buildings insurance is £418 p.a.





GROUND FLOOR

Nyetimber Lane, Bognor Regis

Approximate Area = 574 sq ft / 53.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1140991

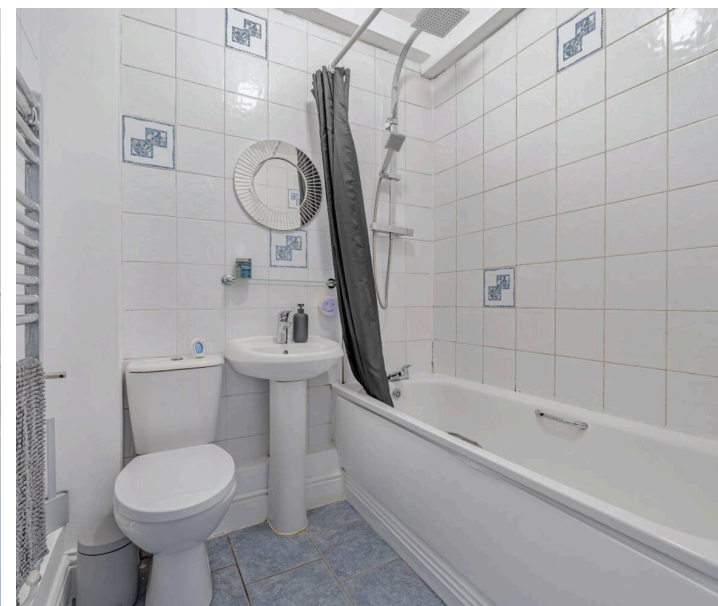
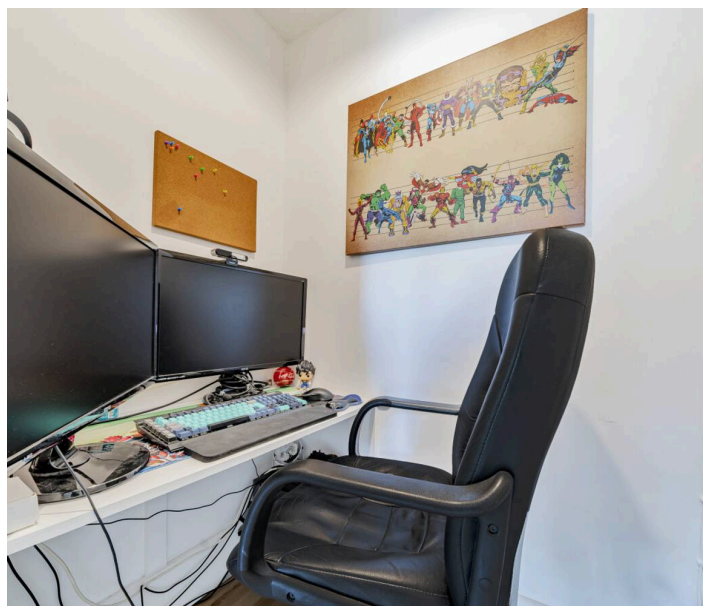
The village of Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. It offers a range of local amenities including a Tesco Express convenience store, post office, newsagent and a number of public houses. Infants and juniors school can be found at the nearby village of Rose Green, as well as further local shops and facilities. A regular bus service links the village to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

What3Words ///storage.author.valuables

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





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