



1a Nyewood Place

Bognor Regis | West Sussex | PO21 2SH

Price £275,000

Freehold

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Features

- **Detached Two Storey House**
- **Tucked Away Location Close To Amenities**
- **2 Bedrooms, Bathroom & Shower Room**
- **Double Glazing & Gas Heating (Radiators)**
- **No Onward Chain**
- **680.4 Sq Ft / 63.2 Sq M**

Occupying a tucked away position within a few hundred metres walk of the amenities within the Aldwick shopping parade and a level walk to the nearby promenade, Marine Park Gardens and the beach, this detached two storey house is an incredibly rare find and is offered for sale with no onward chain.

The accommodation comprises: entrance lobby, ground floor shower room, living room, kitchen, first floor landing, two double bedrooms and a first floor bathroom. The property also offers double glazing, a gas heating system via radiators and combination boiler, an enclosed forecourt/parking and a small courtyard at the rear.

A double glazed front door opens into a welcoming bright and airy entrance lobby with windows to both sides and front and real wood flooring. An internal glazed casement style door leads into the living room, while a feature glazed pocket door leads to the kitchen, with a further pocket door leading from the lobby into a ground floor shower room which has a tiled shower enclosure with fitted shower, close coupled wc, wall mounted wash basin, ladder style heated towel rail, tiled walls and window to the side.

The living room has a window to the front, real wood flooring, wall mounted feature electric fire, a carpeted staircase with handrail/balustrade to the first floor and a useful under-stair storage cupboard. A feature glazed pocket door leads from the living room to the kitchen, which has a range of matching base, drawer and wall mounted units, fitted work surfaces with matching splash-backs, single drainer sink unit with mixer tap, integrated 4 burner gas hob with concealed hood over and oven under, slimline dishwasher, integrated washer/dryer, wall mounted electric consumer unit, real wood flooring and a window and double glazed door to the side.

The first floor landing has a window to the side, access hatch to the loft space and built-in linen cupboard housing the wall mounted gas combination boiler. Doors lead from the landing to the two bedrooms and bathroom. Bedrooms 1 and 2 are both positioned at the front of the property, both with windows to the front. The bathroom has a white suite of panel bath with mixer tap/shower attachment, pedestal wash basin, close coupled wc, tiled walls, ladder style heated towel rail, extractor and window to the side.

Externally, the property is approached via an unadopted road with pedestrian gate and double gates at the front enabling vehicular access into the fenced forecourt, which is laid to paving. A pathway leads to the side to the rear where there is a small courtyard.

Current EPC Rating: C (77)

Council Tax: Band D £2,538.99
(Arun District Council / Bognor Regis 2026-2027)

BU275 - 08/26







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