



## Flat 47, Marine Park Nyewood Lane, Bognor Regis

Guide Price £280,000



A photograph of Marine Park Gardens taken from a covered walkway. Two large, white, fluted columns frame the view. A paved path leads from the foreground into a green lawn, flanked by trees and shrubs. The sky is blue with scattered clouds. The text "Marine Park Gardens" is overlaid in white at the bottom.

Marine Park Gardens



# Flat 47 Marine Park

- Top Floor Apartment
- Glorious Views over Marine Park Gardens and the Sea
- Lift and Stairs to all Floors
- Spacious Sitting Room with Balcony
- Fitted Kitchen
- Two Generous Double Bedrooms
- Garage and Visitor Parking
- Offered with No Forward Chain

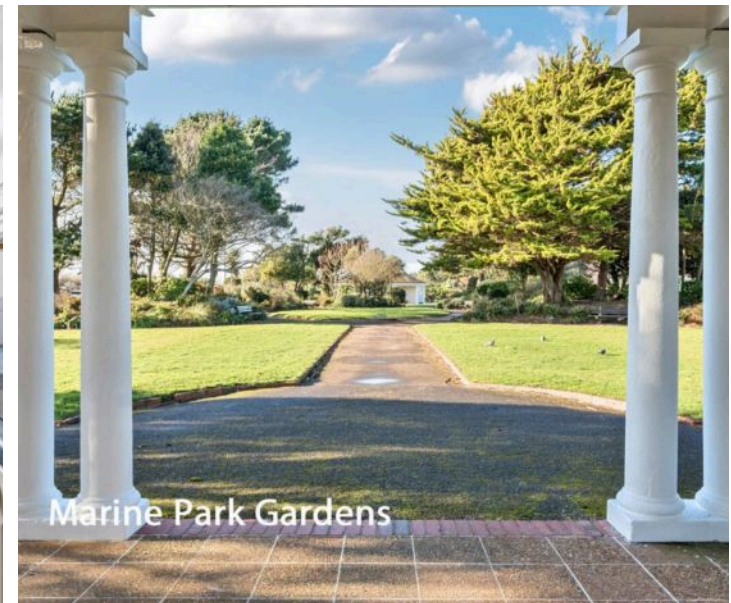
Welcome to this bright and airy top floor apartment, perfectly positioned in the heart of Aldwick and boasting stunning views over Marine Park Gardens and the sea.

Step inside to find a spacious sitting room that opens onto a balcony (ideal for morning coffee or relaxing with a book), and a fitted kitchen ready for your culinary adventures.

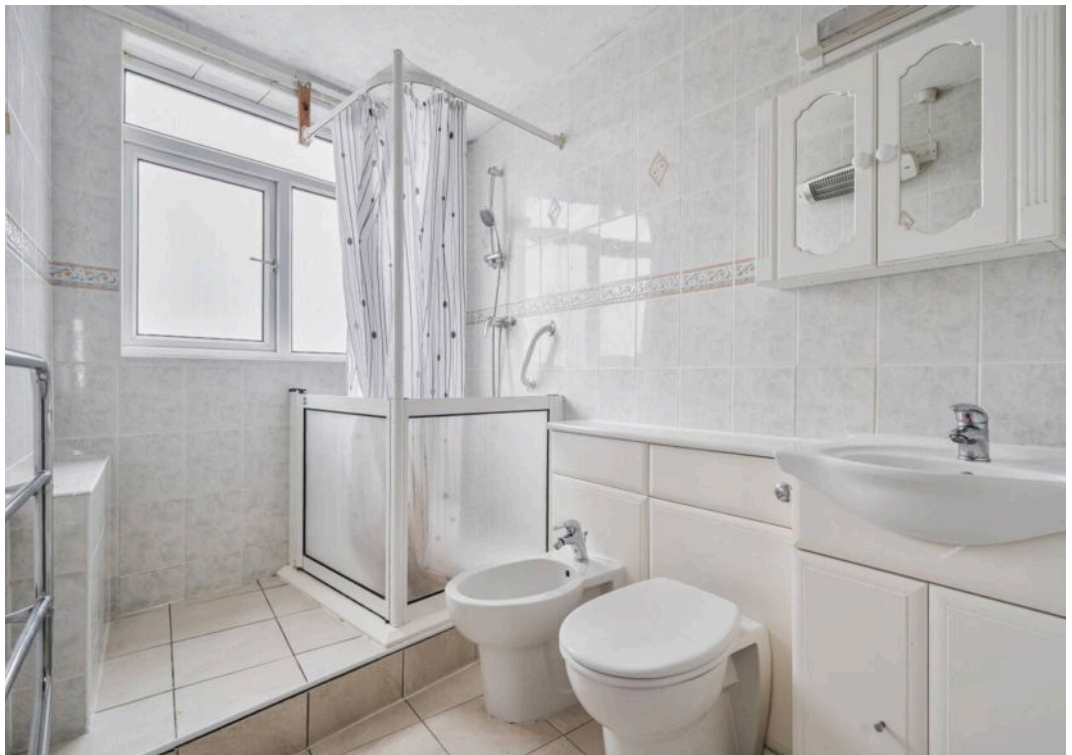
There are two generous double bedrooms, both offering plenty of space for your furniture and storage needs. The main bedroom has a full range of fitted wardrobes and enjoys the sea views. There is a family shower room with basin and WC.

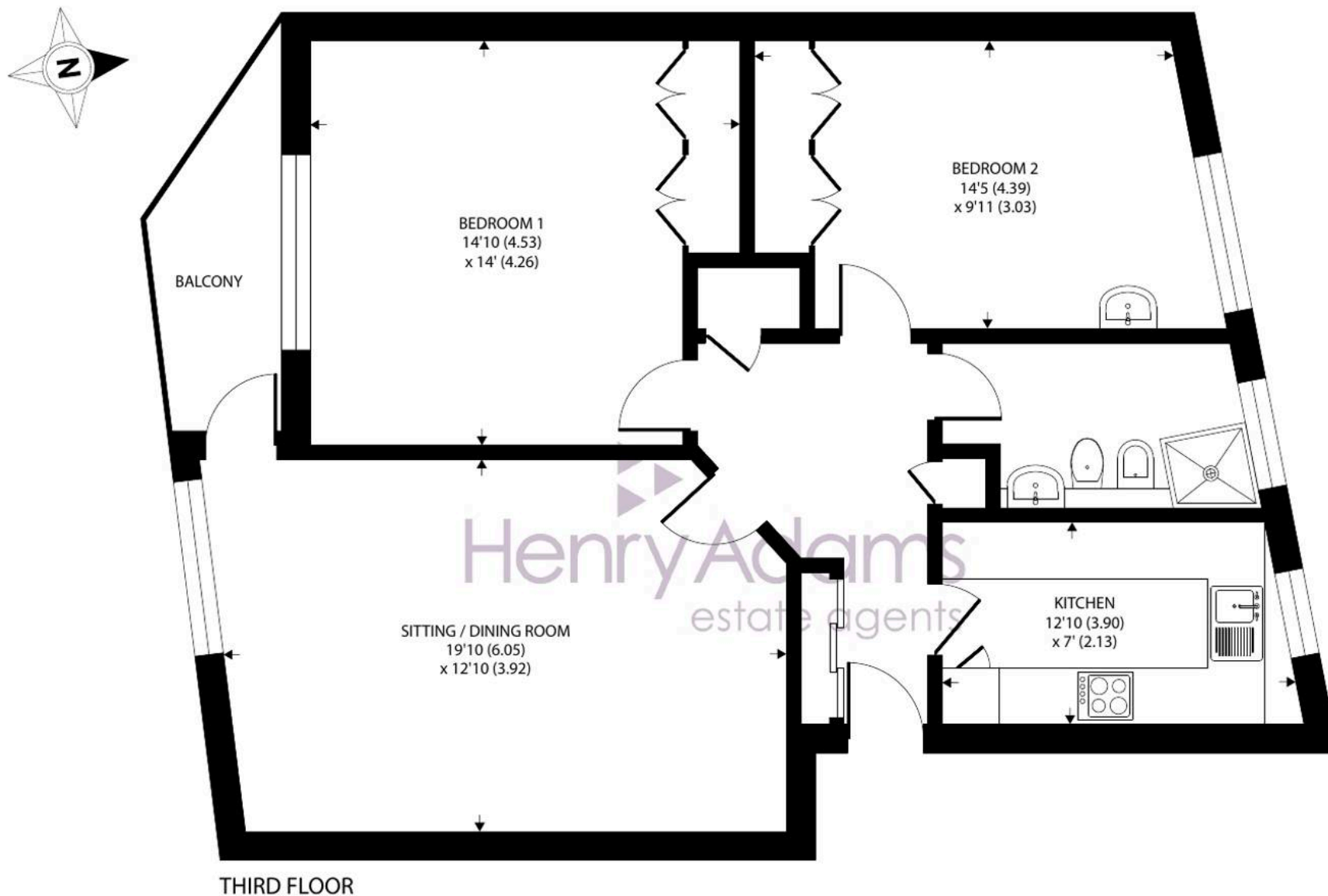
The property benefits from a lift and stairs to all floors, making access easy for everyone. With a private garage and visitor parking, you'll never have to worry about finding a spot.

This flat is offered with no forward chain, so you can move in quickly and start enjoying seaside living right away.









## Nyewood Lane, Bognor Regis

Approximate Area = 857 sq ft / 79.6 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). © nichecom 2026. Produced for Henry Adams. REF: 1404246



The location is fantastic, with the beach and promenade just a short stroll away, and all the local amenities of the Aldwick parade of shops, cafes and public houses are within walking distance.

Whether you're looking for a peaceful coastal retreat or a convenient base close to the sea, this apartment ticks all the boxes. Don't miss your chance to view this wonderful home and make it your own.

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](https://www.what3words.com/blog.gains.phones)

Tenure: We understand the lease is from and including 05/02/2019 to and including 25/12/2156.

Maintenance Charge: TBC

Ground Rent: TBC

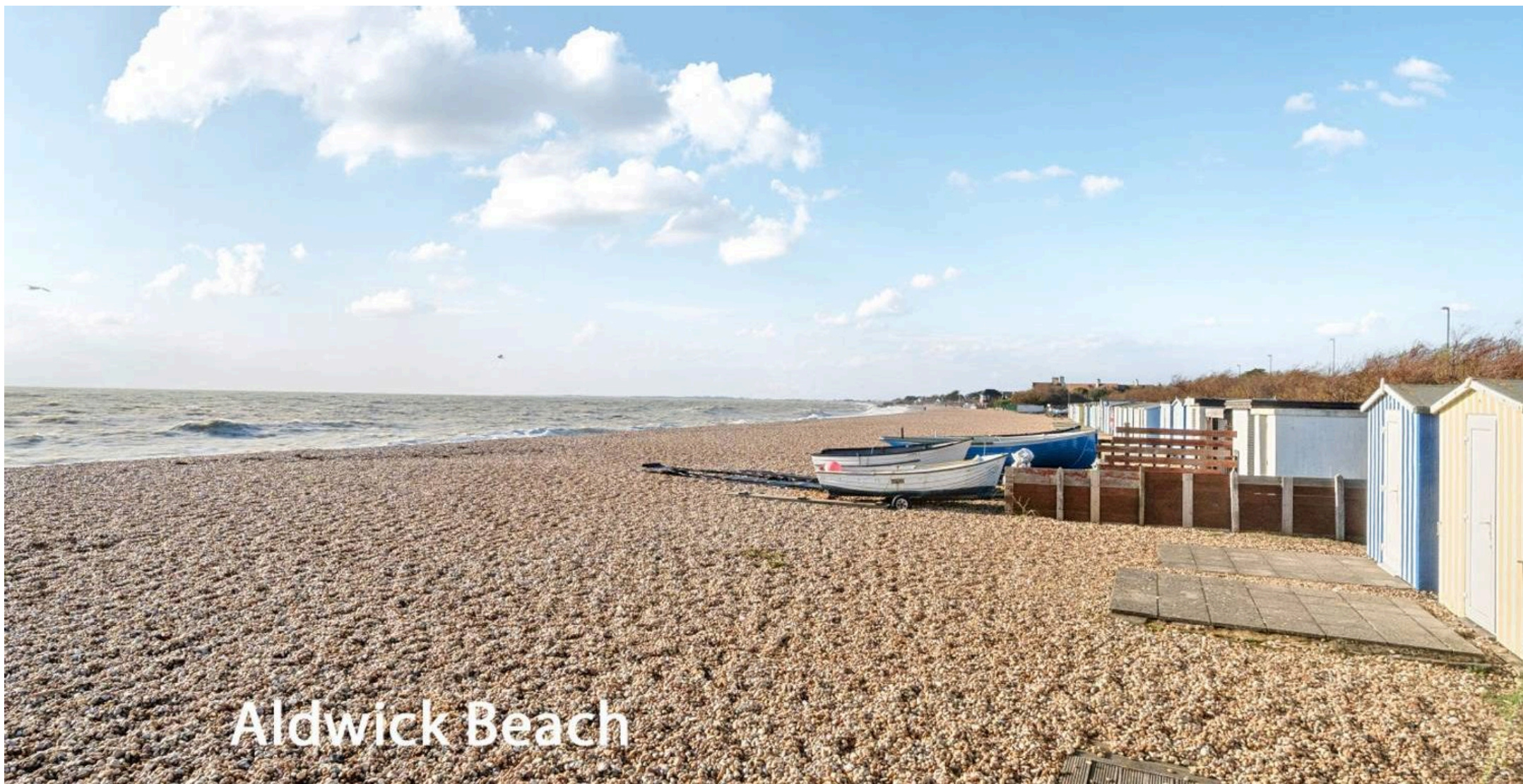
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D







Aldwick Beach

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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.