



## Sharlin Cottage, Nyewood Place, Bognor Regis

Guide Price £185,000

# Sharlin Cottage, Nyewood Place

- Charming Ground Floor Flat
- Own Private Entrance
- Convenient Aldwick location
- Two Bedrooms
- Patio Garden
- Excellent Rental Investment
- Long Lease
- Excellent Condition

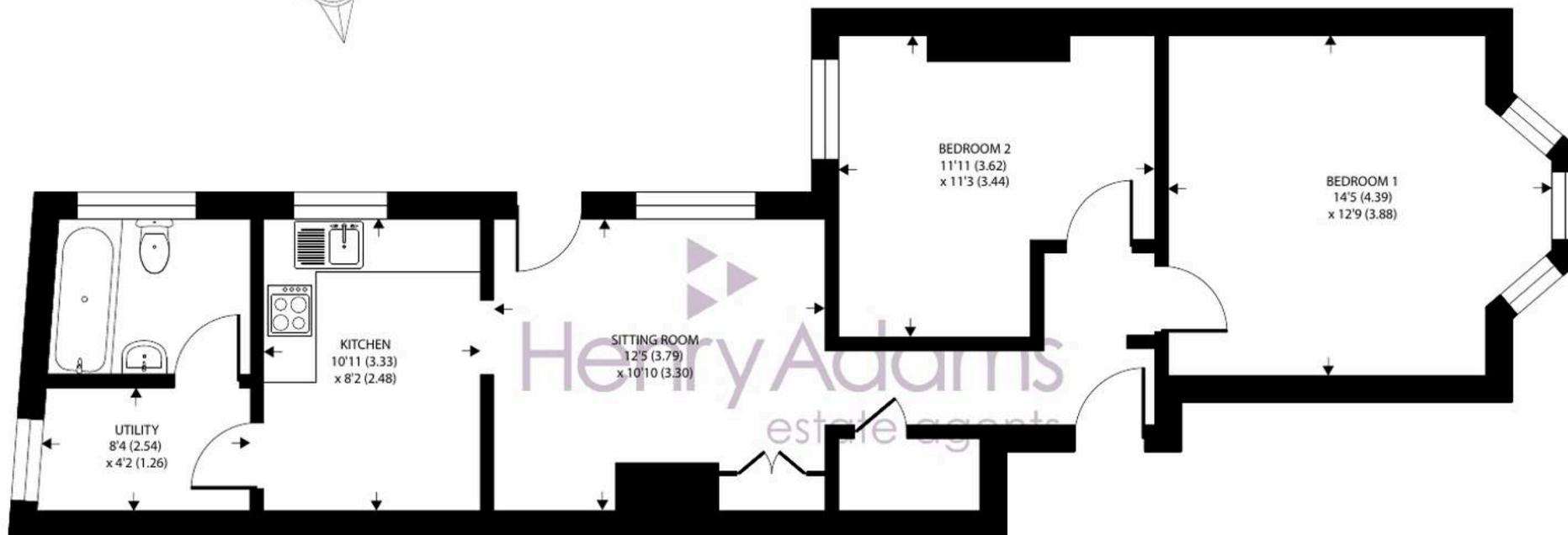
Presenting a charming ground floor flat situated in the highly sought-after area of Aldwick. The flat occupies the ground floor of the rear addition of a large period house and this well-appointed property offers its own private entrance from the alley at the rear of the building via the patio garden.

The flat welcomes you into a bright and spacious interior that has been maintained to an excellent standard throughout. The accommodation comprises two generous bedrooms, providing ample space for relaxation or working from home, alongside a stylishly finished bathroom that features modern fixtures and fittings. The heart of the home is a well-proportioned sitting room, perfectly suited for entertaining or unwinding at the end of the day, which flows seamlessly into a contemporary kitchen equipped with integrated appliances and plentiful storage. Tasteful neutral décor enhances the sense of light and space, while quality flooring and double glazing ensure a warm and inviting atmosphere year-round.

Currently, the flat is offered in excellent condition and, for those seeking a ready-made investment, it is preferably sold with the current tenant retained (details available upon request), promising immediate rental income and minimal void periods.







GROUND FLOOR

## Nyewood Place, Bognor Regis

Approximate Area = 685 sq ft / 63.6 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). © n1checom 2026. Produced for Henry Adams. REF: 1419122

The Aldwick location places you within easy reach of local amenities, shops, and transport links, ensuring daily essentials and commuting needs are effortlessly met.

The flat is currently rented at £1,005 p.c.m and yield of around 6.5%.

This apartment is conveniently situated within four hundred yards of the seafront, local shops and bus routes within the popular area of Aldwick, just to the west side of Bognor Regis with easy access to the mainline railway station in Bognor Regis town centre and the Cathedral City of Chichester.

What3Words ///common.later.deed

Tenure: We understand there is a 999 year lease from 11/09/1985.

Maintenance Charge: TBC

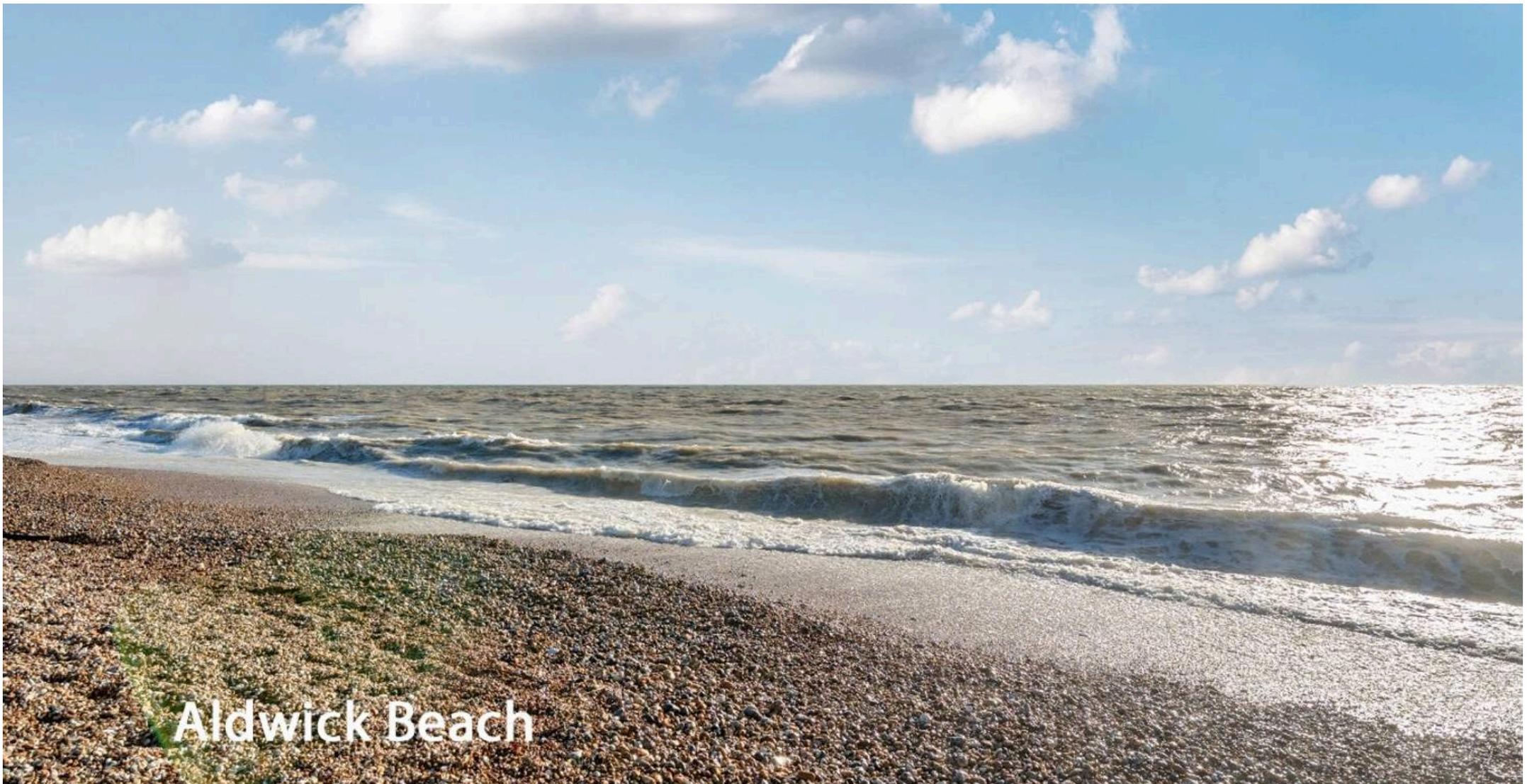
Ground Rent: TBC

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Aldwick Beach

## Henry Adams - Bognor and Aldwick

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