



Flat 46, Marine Park Nyewood Lane, Bognor Regis

Guide Price £260,000

 Henry Adams  
estate agents



# Flat 46 Marine Park

- Third Floor Apartment
- Balcony with Direct Sea Views
- Two Double Bedrooms
- Overlooking the Beautiful Marine Park Gardens
- Walking Distance to Railway Station
- No Forward Chain

This impressive third floor apartment offers an exceptional opportunity to enjoy coastal living, featuring two generous double bedrooms and a bright, spacious layout throughout.

The property boasts a welcoming entrance hall leading to a well-proportioned sitting room and dining area, which opens onto a private balcony with direct sea views, providing a stunning outlook over the picturesque Marine Park Gardens. The fitted kitchen is designed with convenience in mind, offering ample storage and integrated appliances. Both bedrooms are well-sized, with large windows that flood the rooms with natural light. A contemporary bathroom and additional storage cupboards further enhance the practicality of this attractive flat.

Ideally situated within walking distance of the railway station, this property is perfect for commuters or those seeking easy access to local amenities and leisure facilities. Offered with no forward chain, this apartment presents a fantastic opportunity for first-time buyers, investors, or anyone looking to downsize to a desirable seafront location.







THIRD FLOOR

## Marine Park, Nyewood Lane, Bognor Regis

Approximate Area = 791 sq ft / 73.4 sq m



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: 1466372

The building benefits from secure entry and lift access, ensuring comfort and peace of mind for residents. With its combination of spacious accommodation, superb views, and convenient location, this property is not to be missed. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

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 ///warm.wash.effort

Tenure: We understand the lease is from 16/08/2012 to 25/12/2156.

Maintenance Charge: We understand the maintenance charges are approximately £3,781 p.a.

Ground Rent: We understand the ground rent payable is approximately £120 p.a.

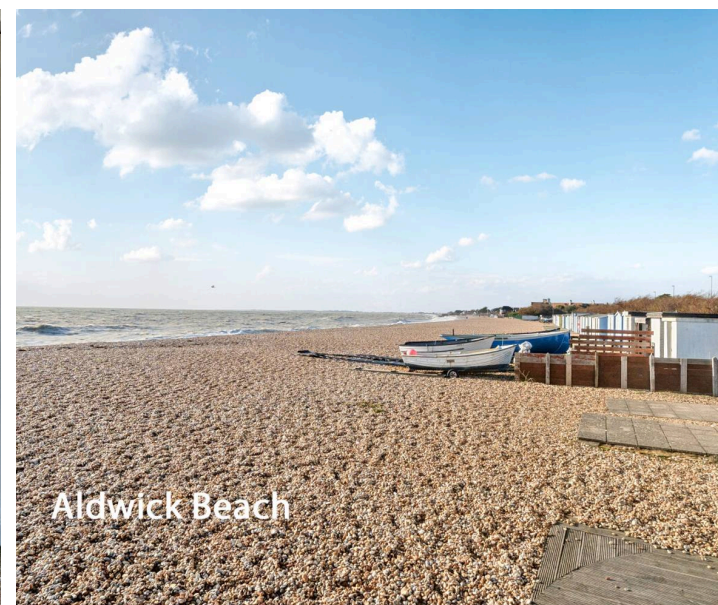
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



Marine Park Gardens



Aldwick Beach



## Henry Adams - Bognor and Aldwick

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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.