



Sharlin Cottage, Nyewood Place, Bognor Regis

Guide Price £160,000

Sharlin Cottage, Nyewood Place

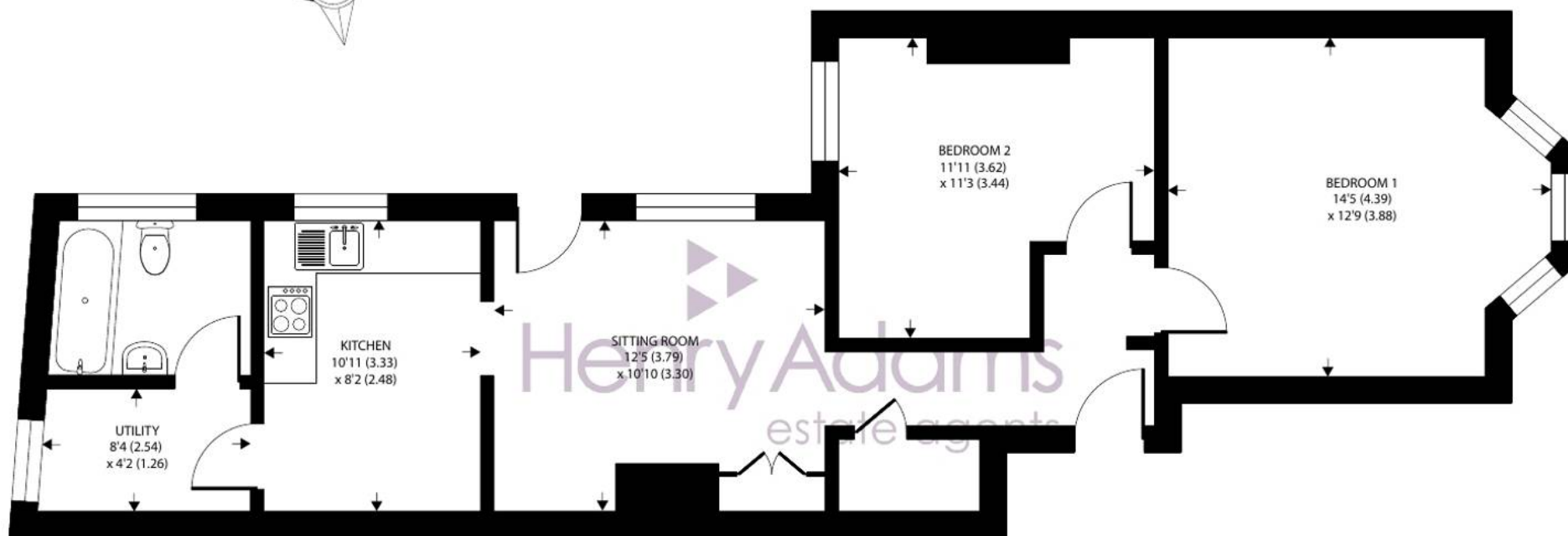
- Ground Floor Flat
- Own Private Entrance
- Sitting/Dining Room
- Fitted Kitchen
- Two Bedrooms
- Modern Bathroom plus Utility
- Courtyard Garden
- Share of Freehold
- Convenient Aldwick Location
- No Forward Chain

Presenting a character period 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 accessed off a private road at the rear of the building via a courtyard garden.

The flat welcomes you into a bright and spacious interior. The accommodation comprises sitting/dining room, fitted kitchen, modern bathroom and utility plus two generous bedrooms, providing ample space for relaxation or working from home. Neutral décor enhances the sense of light and space, while flooring and double glazing ensure a warm and inviting atmosphere year-round.

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





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). © nichecom 2026.
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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

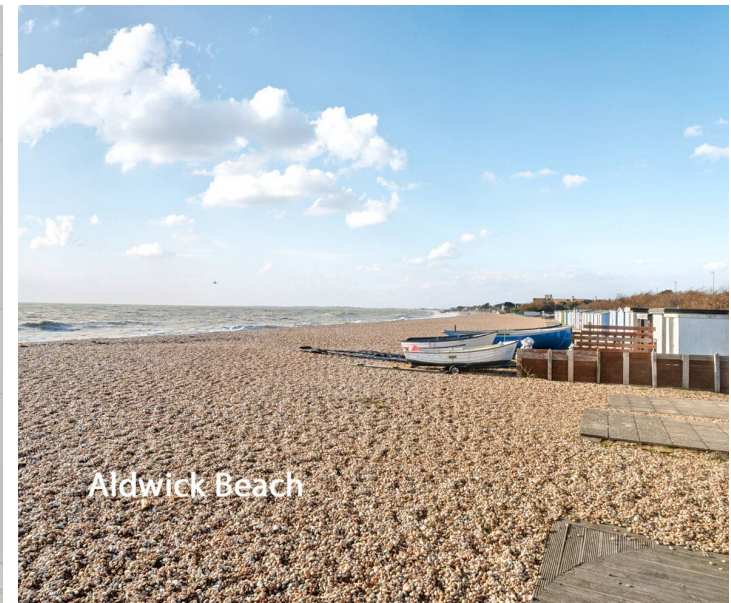
Tenure: Share of Freehold. We understand there is a 999 year lease from 11/09/1985.

Maintenance Charge: 50/50 share with the upstairs property on an adhoc basis.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





Aldwick Beach

Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.