



First Floor

Total Approx. Floor Area 850 ft² ... 78.9 m² (Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025

## Leasehold Information

Tenure: Leasehold – We are advised that there are approximately 131 years remaining on the lease. You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: 1724.12 (approx.) per annum, to include the heating bills.

Ground Rent: £120.00 per annum.

Energy Efficient Rating: C

Council Tax Band: B



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



BOGNOR REGIS   EAST PRESTON   LITTLEHAMPTON   RUSTINGTON   WEST WORTHING

## 41 Marine Park, Nyewood Lane, Bognor Regis, West Sussex PO21 2QN £215,000 – Leasehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this purpose-built first floor apartment, ideally situated within the sought-after Marine Park Gardens. The property enjoys a south-facing balcony that boasts stunning sea views across beautifully landscaped gardens.**

Accommodation comprises a bright and spacious south-facing lounge, a fitted kitchen, and two generous double bedrooms, both of which benefit from built-in wardrobes and a shower room.

Further attributes include a secure entry phone system, gas-fired central heating, modern double glazing throughout (replaced March 2025), and a compound garage, providing secure off-road parking. Residents benefit from a LIFT SERVICE to all floors and also have the use of well-maintained communal gardens, enhancing the peaceful and scenic setting.

The property is offered with no forward chain, making it an excellent choice for those seeking a smooth and efficient purchase. Whether you are looking for a permanent residence, a holiday home, or a buy-to-let investment, this apartment offers both comfort and location in equal measure.

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**41 Marine Park, Nyewood Lane, Bognor Regis, West Sussex PO21 2QN**  
**£215,000 – Leasehold**



The promenade is just a few metres away, offering a level walk and easy access to the nearby Bognor Regis town centre. The town centre provides a wide range of shopping facilities, cafés, restaurants, and high street stores, along with a post office, and a library—catering to most everyday needs.

Bognor Regis Railway Station is also within convenient reach, offering direct services to London, Portsmouth, Brighton, and other surrounding areas, making the location ideal for commuters and visitors alike.

The seafront boasts a variety of traditional seaside attractions, including the historic Bognor Regis Pier, seafront cafés and ice cream kiosks, and a popular crazy golf course—perfect for family fun. There are also wide, accessible promenades for walking or cycling, and plenty of seating areas to enjoy the sea views. Closer to home, Aldwick Road offers a Tesco Express convenience store along with a local shopping parade featuring a good selection of eateries and takeaway outlets. Within a few hundred metres, you'll find Mamma Mia's Italian restaurant, The Waverley public house (right on the seafront), and The Navigator pub. At the western end of Marine Park Gardens, West Park features a friendly café and regularly hosts a variety of community events throughout the year, adding to the area’s welcoming and vibrant atmosphere.

