





## Flat 1, 34 Nyetimber Lane, Bognor Regis

A spacious ground floor flat with outside space and allocated parking in the popular village of Nyetimber.



- ▶ Ground Floor Flat
- ▶ Fitted Kitchen
- ▶ Bathroom with WC
- ▶ Allocated Parking
- ▶ Bus Services Nearby
- ▶ Dual Aspect Sitting Room
- ▶ Dual Aspect Double Bedroom
- ▶ Gas Fired Central Heating and Double Glazing
- ▶ Village Location

The property has recently had some redecorating, new carpets where laid and a new front door installed.

The accommodation briefly comprises, personal door to entrance way with door to useful cupboard, dual aspect sitting room with double doors giving access to a small patio area, kitchen with integral oven, gas hob with extractor above, dual aspect double bedroom and bathroom with WC.

Outside, the front courtyard is owned by this flat and has residents' access for water stopcocks and a further courtyard accessed via the sitting room, again with residents' access for meter readings. Allocated parking space accessed via Pagham Road.

A viewing is highly recommended to appreciate its convenient location.

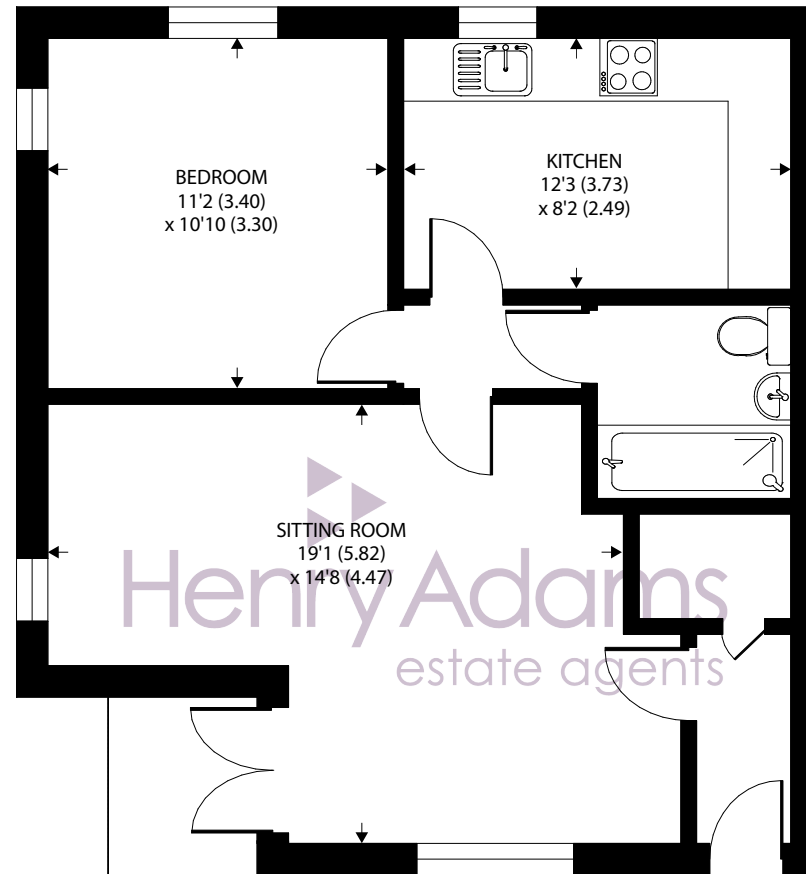
Tenure: We understand there is a 999 year lease from 2004.

Maintenance Charge: We understand that there is a 20% charge of the actual costs as and when required.

Ground Rent: Peppercorn cost of £1 p.a.

Buildings Insurance: We understand the buildings insurance is £337.94 p.a. (one fifth share).





GROUND FLOOR

Approximate Area = 574 sq ft / 53.3 sq m

For identification only - Not to scale



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.



## Location

The village of Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. It offers a range of local amenities including a Tesco Express convenience store, post office, newsagent and a number of public houses. Infants and juniors school can be found at the nearby village of Rose Green, as well as further local shops and facilities. A regular bus service links the village to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

Council Tax Band: B

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