



48 Marine Park

Nyewood Lane | Bognor Regis | West Sussex | PO21 2QN

Guide Price £300,000

LEASEHOLD

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MI300-10/24



Features

- Top Floor Purpose Built Apartment
- Sea Views Over Marine Park Gardens
- Two Double Bedrooms
- Lift Facility & Balcony
- 787 Sq Ft / 73.1 Sq M

Offered for sale with No Onward Chain, this light and airy two double bedroom apartment is positioned on the top floor of this much sought after purpose built development which provides superb views over Marine Park Gardens and sea beyond, along with a security entry system and lift facility. The apartment boasts an array of storage, a dual aspect living room and a modern fitted kitchen and bathroom.

The development itself occupies a corner plot position in a sought after location close to local amenities to the West of Bognor Regis town centre. The promenade is within a few metres level walk which provides an ease of access into the nearby town centre, while more local amenities including a Tesco Express convenience store can be found in nearby Aldwick Road.

Aldwick Road shopping parade provides a good selection of eateries and take away food outlets, along with the nearby Mamma Mia's Italian restaurant (within a few metres), The Waverley public house (on the seafront) and The Navigator. West Park which is positioned at the Western end of Marine Park Gardens also offers a cafe and hosts an array of events throughout the year.

A communal front door with security intercom leads into the ground floor communal hallway where the communal staircase or lift facility rise to the top floor communal landing. The front door to the apartment leads into a welcoming generous entrance hall with large double fronted walk-in storage cupboard and additional built-in cupboard with space and plumbing for a washer/dryer. A glazed door with flank glazed panelling leads into the main living room, while further doors lead to the two bedrooms and modern bathroom, along with a doorway to the kitchen.

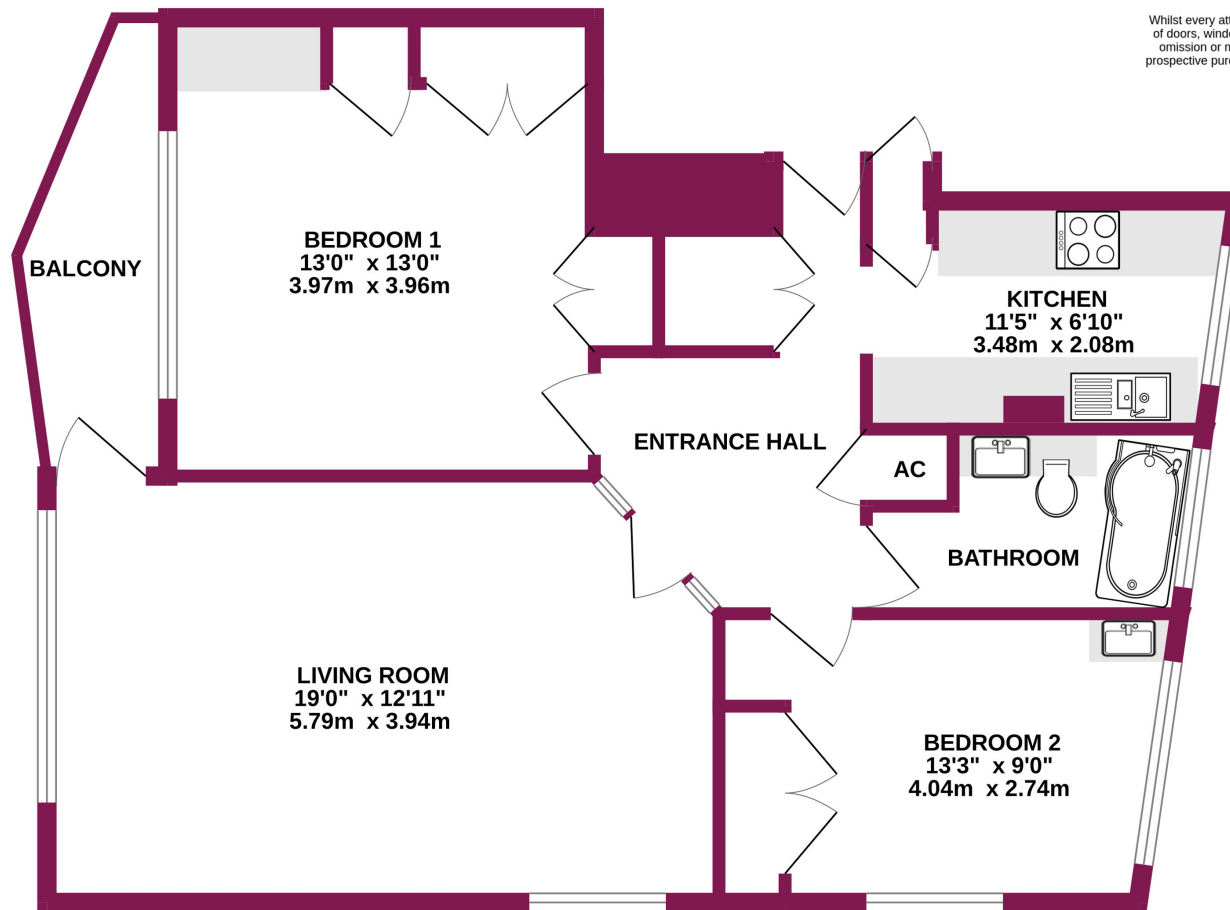
The kitchen has been tastefully refitted to provide a comprehensive range of units and work surfaces, along with an integrated four ring electric hob with concealed hood over, integrated oven with microwave over, concealed integrated dishwasher and fridge/freezer. A double glazed window provides a pleasant outlook towards the South Downs.

The living room is an impressive bright and airy dual aspect room with delightful Southerly views towards the sea from the large double glazed window, with a further double glazed window to the side and has a double glazed door to the other side, leading out to the covered balcony, which in turn provides a wide vista/view to the West, right around towards Selsey.

The two bedrooms are both good size double rooms, both with fitted wardrobes and storage, with Bedroom 1 boasting the Southerly sea view and bedroom 2 being dual aspect, enjoying the outlook towards the South Downs and roof top views to the east with distant sea views, along with its own wash basin. In addition, the apartment boasts a bathroom with P-shaped bath with dual shower over and fitted shower screen, an enclosed cistern w.c., wash basin with storage under, heated towel rail, mirror unit and double glazed window.



FLOOR PLAN
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Service Charge: We have been advised by the seller the current service charge which includes gas/heating for the apartment is £3,090.30 per annum.

Ground Rent: We understand the ground rent is £240 per annum.

Tenure: We understand there is a balance of 132 years remaining on the lease.

Council Tax: Band C (£1,953.58 p.a. 2023 -2024) **Current EPC Rating:** E (52)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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