



Sims Williams



54 HILLSBORO ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2DY



APPROXIMATE GROSS INTERNAL AREA = 1409 SQ FT / 130.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
Produced for Sims Williams

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

Tel 01243 836055  
[lettings@simswilliams.co.uk](mailto:lettings@simswilliams.co.uk)  
[simswilliams.co.uk](http://simswilliams.co.uk)

# £1,650 PCM

54, HILLSBORO ROAD,  
BOGNOR REGIS,  
WEST SUSSEX, PO21 2DY

- Three Bedroom House
- Modern Fitted Kitchen
- Three Reception Rooms
- Ground Floor Cloakroom
- Built in Storage in All Bedrooms
- Bathroom with Separate Shower Cubicle
- Large Enclosed Rear Garden
- Off Road Parking
- Five Weeks Rent Security Deposit

## EPC RATING

Current = D

Potential = C

## COUNCIL TAX BAND

Band = D

Three bedroom semi detached house located in a popular residential street within walking distance of Bognor Town Centre.

The property benefits from a driveway for off road parking, porch to the front leading to the front door. The property has an impressive entrance hall with ample space and offering plenty of storage.

From the hallway is access to all rooms and the first floor. Within the hallway is the cloakroom comprising of W.C. and basin.

The lounge is located to the front of the property and is a large bright room with a bay window and ornate fireplace.

The property benefits from a further sitting room with gas fire with mantelpiece and built in storage. Leading to the dining area with patio doors out to the garden. There is also access to the kitchen.

The kitchen has a modern finish with white gloss eye and base level cupboards, integrated double electric oven, gas hob and extractor over. There is space and plumbing for a washing machine and tumble drier, space for fridge/freezer and a dishwasher is currently in place within the kitchen. This is left on a goodwill basis whereby if it requires repair or ceases to work it will be removed and not replaced.

Upstairs are three good sized bedrooms. Two large doubles and a further generously sized single room. All bedrooms benefit from built in storage.

The bathroom comprises of a cream suite with separate shower cubicle and ample storage offered from the vanity units.

Outside is a large enclosed rear garden, mainly laid to lawn and offering a further patio area and decking to the back of the garden. To the side of the property is a shed and gate leading to the front of the property.

The property is neutrally decorated throughout with gas central heating and double glazing.

*Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.*

