Sims Williams



ROOM 5, 46 OCKLEY ROAD, BOGNOR REGIS, W SUSSEX, PO21 2HP




**GROUND FLOOR** **FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1163 SQ FT / 108.1 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 © Produced for Sims Williams**


## CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

Tel 01243 836055
lettings@simswilliams.co.uk
simswilliams.co.uk

# £575 PCM

ROOM 5, 46, OCKLEY ROAD,
BOGNOR REGIS,
W SUSSEX, PO21 2HP

- First Floor Single Room
- Converted House
- Shared Facilities
- Bills Included (Gas Electricity, Water and Council Tax)
- Convenient Location
- On Street Parking
- Communal Garden
- Close to Bognor Train Station
- Deposit: Five Weeks' Rent

## EPC RATING

Current = N/A
Potential = N/A

## COUNCIL TAX BAND

Band = Exempt

A first-floor single occupancy room forming part of a converted house, conveniently located within easy reach of Bognor Regis town centre and the mainline railway station.

The accommodation offers access to shared kitchen and shower room facilities, together with a communal rear garden.

The house benefits from gas central heating, and the rent includes gas, electricity, water and council tax, offering the convenience of having all main household bills covered within the monthly rental.

There is on-street parking available in the surrounding area, although a permit may be required.

Situated in a convenient residential location, the property is well placed for access to the town centre, local amenities and excellent public transport links. Bognor Regis railway station provides regular mainline services, while the town itself offers a good selection of shops, cafés, restaurants and everyday amenities. The popular seafront and beach are also within easy reach.

*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.*









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract