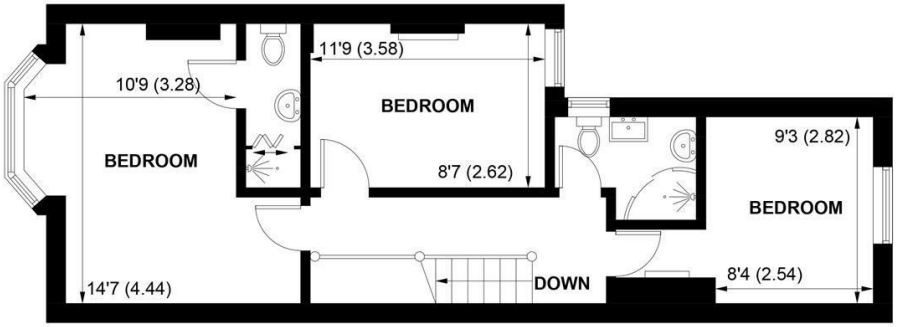
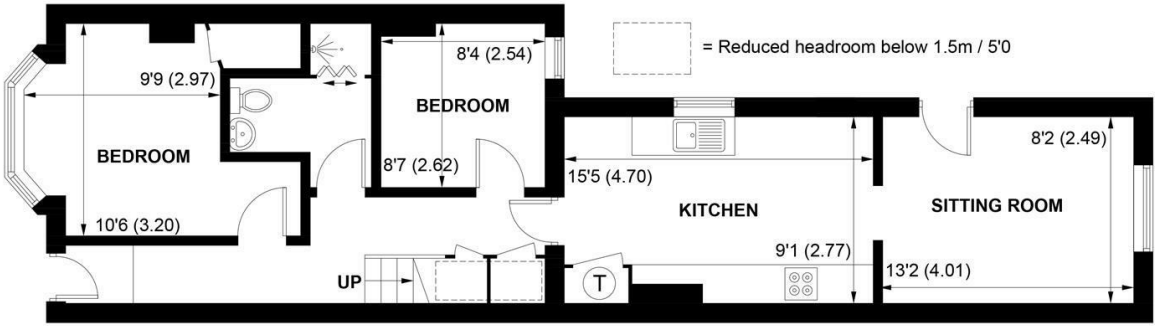


Sims Williams

ROOM 5, 8 ARGYLE ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 1DY




FIRST FLOOR




GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1171 SQ FT / 108.8 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams


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# £625 PCM

ROOM 5, 8, ARGYLE ROAD,
BOGNOR REGIS,
WEST SUSSEX, PO21 1DY

- Completely Renovated HMO
- Single Bedroom
- Fully Furnished
- Two Bath/ Shower Rooms
- New Kitchen with Appliances
- Communal Dining Room/Lounge
- Small Courtyard Garden
- Bills Included
- Five Weeks Rent Security Deposit

## EPC RATING

Current = D
Potential = C

## COUNCIL TAX BAND

Band = C

This property has been tastefully refurbished throughout.

The ground floor comprises two bedrooms, a modern shower room, and a spacious open plan communal lounge and kitchen with appliances, including a brand new oven and hob, washing machine, dryer, and fridge freezer.

On the first floor, there are three additional bedrooms, one of which benefits from an en suite shower room, as well as a further communal shower room located off the hallway.

All rooms are furnished with a contemporary bed and wardrobe.

Externally, the property offers a small courtyard garden and is conveniently situated within a short distance of Bognor train station, the town centre, and the seafront.

All bills are included in the rental amount, including gas, electricity, water, council tax, and Wi-Fi.

This accommodation is ideal for students, company employees, or anyone seeking a room within a well-presented shared house.

*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