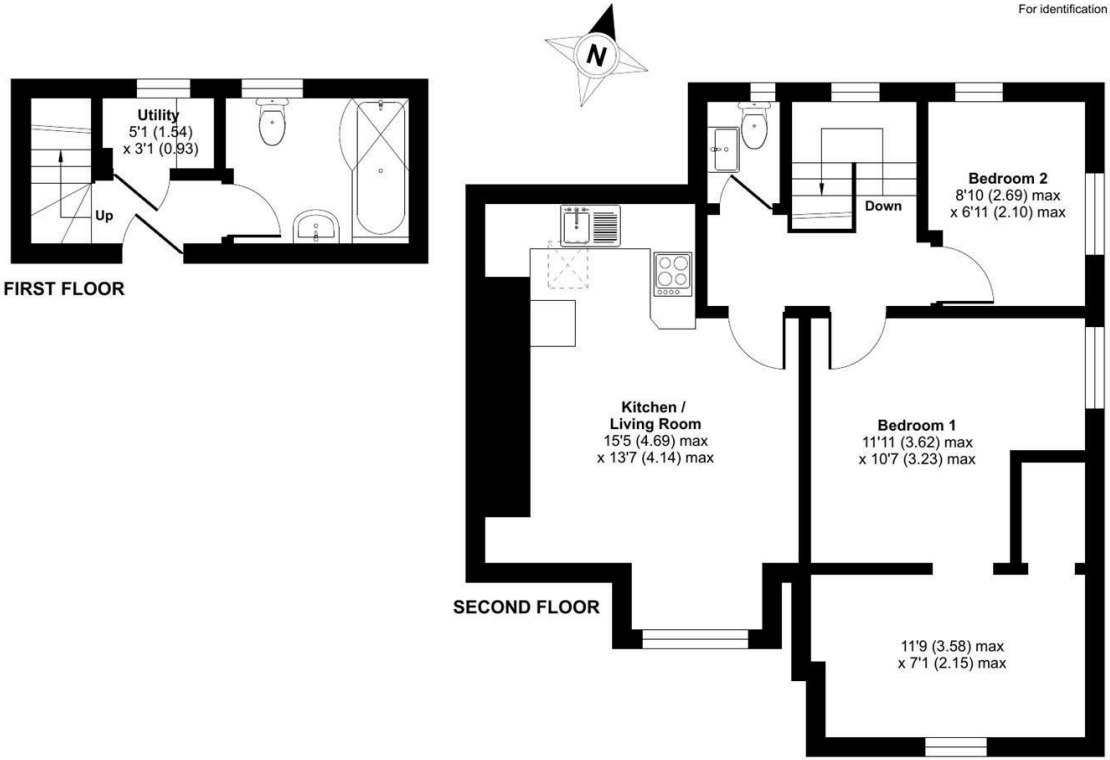
Sims Williams

3, 23 UPPER BOGNOR ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 1JA

Approximate Area = 661sq ft / 61.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sims Williams. REF: 1264391

Sims Williams

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£1,125 PCM

3, 23, UPPER BOGNOR ROAD,
BOGNOR REGIS,
WEST SUSSEX, PO21 1JA

- Maisonette Apartment
- Two Bedrooms
- Utility Area
- Bathroom & Cloakroom
- Open Plan Living Area
- Modern Kitchen
- Allocated Parking
- Close to Bognor Train Station
- Deposit: Five Weeks' Rent

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = A

On the first floor, the property offers a utility room and a modern bathroom with a shower over the bath.

The second floor features a bright open-plan kitchen and living area, complete with an integrated oven and hob, creating an ideal space for both relaxing and entertaining.

Bedroom one is generously sized and benefits from an additional area, perfect for use as a dressing space.

The second bedroom is a well-proportioned small double.

There is a separate WC located on this level for added convenience.

Externally, the property benefits from one allocated parking space to the front and is ideally situated close to Bognor Regis shops, seafront and railway station, providing excellent transport links.

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