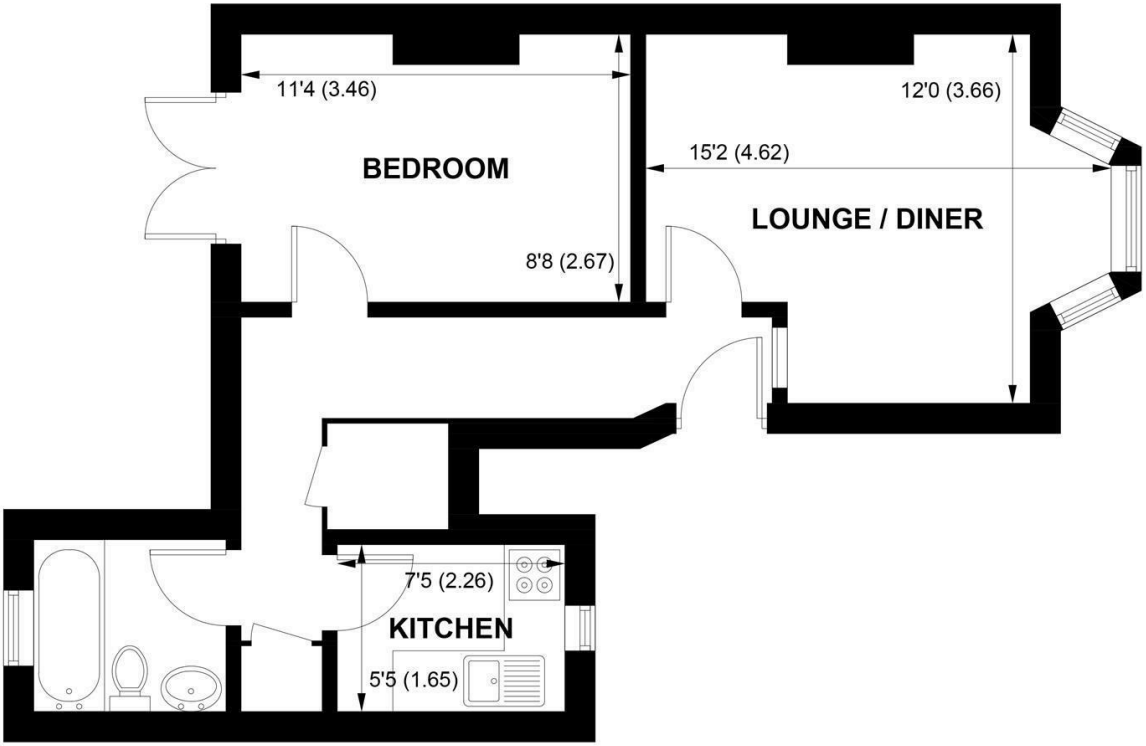
Sims Williams



FLAT 1, 29 THE STEYNE, BOGNOR REGIS, WEST SUSSEX, PO21 1TU




## GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 451 SQ FT / 41.9 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©**
**Produced for Sims Williams**

**CHICHESTER OFFICE**

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# £950 PCM

FLAT 1, 29, THE STEYNE,
BOGNOR REGIS,
WEST SUSSEX, PO21 1TU

- Ground Floor Apartment
- Great Location Close To Beach
- One Double Bedroom
- Lounge/Diner
- Modern Kitchen
- Bathroom
- Gas Fired Central Heating
- Private Courtyard
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C
Potential = C

## COUNCIL TAX BAND

Band = B

This ground floor apartment is located within a conservation area in Bognor Regis. It has lots of character and has been upgraded tastefully.

The property has a small communal hallway leading to the apartment. The sitting room has a bay window and an attractive outlook to the front. The double bedroom has double doors leading to the private courtyard at the rear.

The modern bathroom suite includes a shower over the bath. The apartment has been redecorated in a neutral style and new carpets are also being fitted. The property is available to let unfurnished, potentially long term.

The kitchen has a range of base and eye level units and an integrated hob and oven. It is compact, but well fitted and presented.

The Steyne has pleasant public gardens which run in the the centre and is about 200 yards from Bognor Regis seafront. The town centre and mainline train station can be found under half a mile away and has ample shops, cafe's and restaurants. The Cathedral City of Chichester is under 6 miles North of Bognor Regis and also has a large city centre.

*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