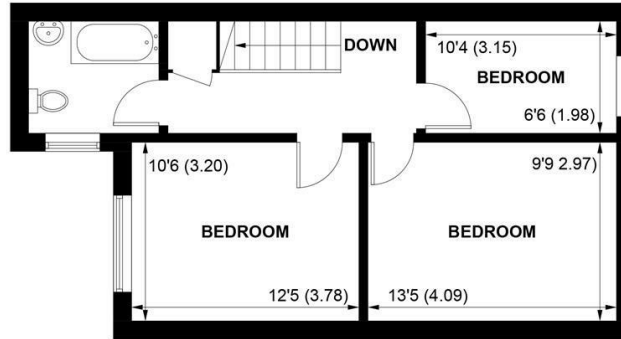


*Sw*

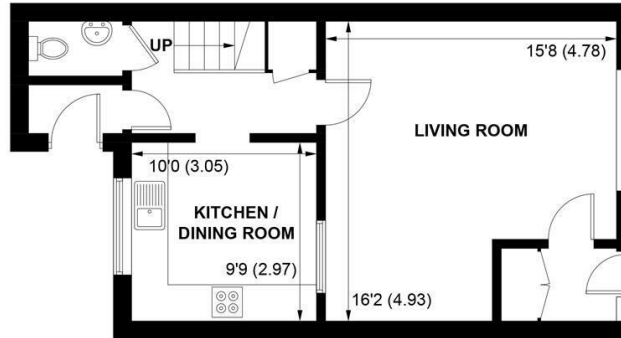
Sims Williams



27 BUCKNOR CLOSE, BOGNOR REGIS, WEST SUSSEX, PO21 4JS



**FIRST FLOOR**



**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 922 SQ FT / 85.7 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

# £1,350 PCM

27, BUCKNOR CLOSE,  
BOGNOR REGIS,  
WEST SUSSEX, PO21 4JS

- Modern Terraced House
- Entrance Hall
- Sitting Room
- Kitchen
- Three Bedrooms
- Bathroom
- Garden & Off Road Parking
- Available Unfurnished
- Deposit: Five Weeks' Rent

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = C

Situated towards the end of a popular cul de sac, this terraced house offers comfortable accommodation, complimented by a tidy rear garden with patio area.

The ground floor comprises entrance hall with storage cupboard, lounge and kitchen with integrated oven/hob and space for other appliances.

On the first floor you'll find two double bedrooms along with a single bedroom and bathroom with shower over the bath, low level WC and wash hand basin.

The rear garden features a patio area and lawn.

There is a driveway for parking, a garage & additional parking can be found on the street.

Nyetimber is a popular and thriving village, offering some public houses and useful shops. It is within driving distance of the shops in both Chichester and Bognor Regis and there is a beach in nearby Pagham. Rose Green, also nearby, has a good primary school.

Directions: From the traffic lights in Rose Green, take the turning into Nyetimber Lane. When you reach the roundabout, bear left into Pryors Lane and follow the road round to the left, turning into Elbridge Crescent. Bucknor Close is on the left hand side, about half way down.

*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.*

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



