



Sims Williams



54 BERGHESTEDE ROAD, BOGNOR REGIS, PO22 9QL



## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 502 SQ FT / 46.6 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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**£995 PCM**

54, BERGHESTEDE ROAD,  
BOGNOR REGIS,  
, PO22 9QL

- Ground Floor Flat
- One Double Bedroom
- Additional Room Ideal for a Study or Storage
- Recently installed Kitchen & Shower Room
- Unallocated Residents Parking
- New Carpets January 2026
- Separate Lounge
- Gas Central Heating
- Five Weeks Rent Security Deposit

### **EPC RATING**

Current = C  
Potential = C

### **COUNCIL TAX BAND**

Band = A

A well presented one-bedroom ground floor apartment situated in North Bersted.

The property boasts a recently fitted kitchen and contemporary shower room, complemented by brand-new carpets installed in January 2026.

The spacious double bedroom is well proportioned, and there is an additional reception room offering versatile use as a home office, dressing room or storage.

Further benefits include gas central heating and unallocated residents' parking. The property is conveniently situated in North Bersted close to Shripney Industrial Estate offering local retail shops, supermarkets and restaurants.

Regrettably, pets are not permitted.

*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.*

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