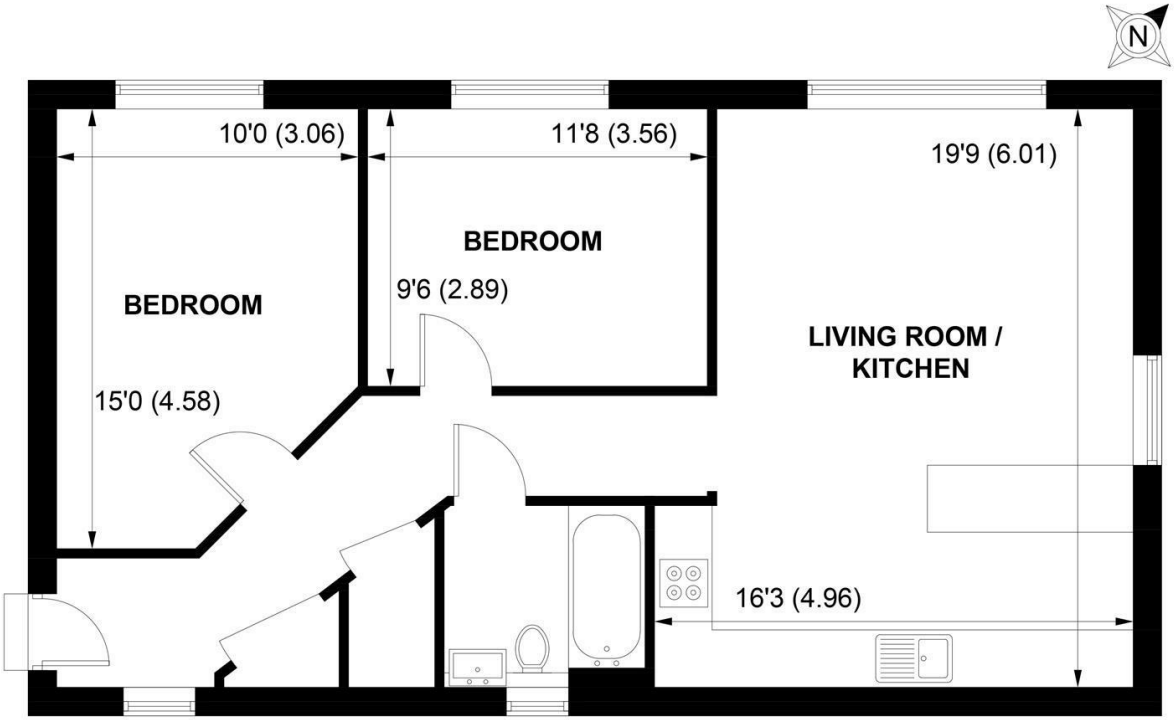
Sims Williams



FLAT 1 BOSTON COURT, 20 KELMSCOTT WAY, BOGNOR REGIS, PO21 5DQ



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 720.6 SQ FT / 66.9 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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£1,275 PCM

FLAT 1 BOSTON COURT, 20, KELMSCOTT WAY, BOGNOR REGIS,

- Purpose Built Ground Floor Apartment
- Two Double Bedrooms
- Spacious Open Plan Living / Dining / Kitchen
- Modern Fitted Kitchen With Breakfast Bar
- Contemporary Bathroom Suite
- Allocated Parking Space
- Communal Garden Area
- Popular Bersted Park Development
- Five Weeks Rent Security Deposit

EPC RATING

Current = B
Potential = B

COUNCIL TAX BAND

Band = B

A spacious and well presented two bedroom ground floor apartment situated within the popular Bersted Park development, offering bright, modern accommodation together with allocated parking and access to a communal garden area.

The property is entered via a communal entrance and opens into a central hallway, from which all rooms are accessed.

The main living space is a particular feature of the apartment and provides a generous open plan living, dining and kitchen area with plenty of natural light. The kitchen is fitted with a range of modern blue wall and base units, complemented by wood-effect work surfaces and a breakfast bar. Integrated and freestanding appliances are provided, with space for dining and seating areas within the main room.

There are two double bedrooms, both offering good proportions. The principal bedroom benefits from fitted wardrobes, while the second bedroom provides useful flexibility for a guest room, home office or additional bedroom space.

The bathroom is fitted with a contemporary white suite comprising bath with shower over, WC and wash hand basin, with tiled walls and patterned flooring.

The property further benefits from gas central heating, double glazing, neutral décor and wood-effect flooring throughout the majority of the accommodation.

Externally, there is an allocated parking space and access to the development's communal garden area.

Bersted Park is a popular modern development with convenient access to local amenities, transport links and Bognor Regis town centre.

Cat Considered Subject To Leaseholder/Management Consent.

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