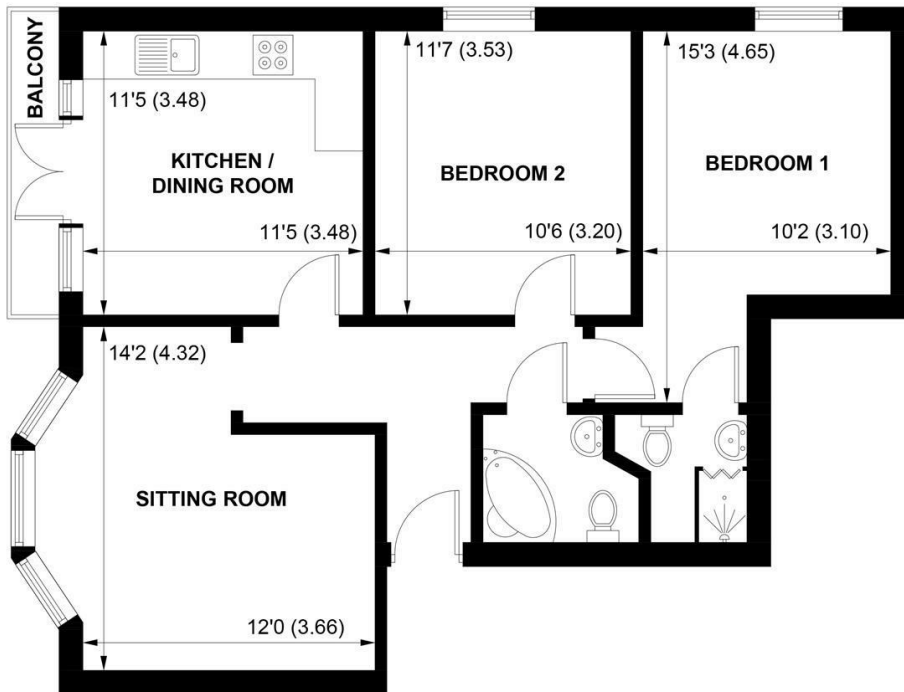


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font in gold on a dark blue background.

Sims Williams



FLAT 3 EVERSLEY COURT, 18 ALDWICK AVENUE, BOGNOR REGIS, WEST SUSSEX, PO21 3AZ



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 716 SQ FT / 66.5 SQ M  
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
 Produced for Sims Williams

# £1,250 PCM

FLAT 3 EVERSLEY COURT, 18,  
ALDWICK AVENUE,  
BOGNOR REGIS,

- First Floor Flat
- Furnished/Unfurnished
- Near To Beach
- Entrance Hall
- Lift & Balcony
- Two Bedrooms & Two Bathrooms
- Kitchen & Reception
- Off Road Parking
- Deposit: Five Weeks' Rent
- Holding Fee: One Weeks' Rent

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = D

Forming part of a most attractive, part timber clad building, this spacious first floor apartment offers great space.

Served by both a lift and stairs, the property can be rented either furnished or unfurnished.

There is a well maintained communal entrance hall and the flat itself has its own private entrance hall.

There is a sitting room, which is of a good size, along with a fitted kitchen, with the usual white goods included (tbc).

There are some sea glimpses to be obtained from the south facing rooms and both the bedrooms are double rooms.

The main bedroom has an en - suite shower room and there is also a main bathroom.

Outside there is a parking space allocated.

The apartment is set in a popular and prestigious private road, with access via a lychgate to a private beach.

Aldwick is the much favoured residential district on the west side of Bognor, famed for its pier and other attractions.

There is easy access to the town and also Chichester, which has a wide range of shops and restaurants.

Directions: from the pier in Bognor, proceed west along the sea front. At the traffic lights, bear left into Nyewood Lane and then bear round to the right, continuing along the sea front. You will come to the turning on the left into Aldwick Avenue, just before you reach Fish Lane.

*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.*

