



Sims Williams



20 HENRY STREET, BOGNOR REGIS, WEST SUSSEX, PO21 1AR

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

Tel 01243 836055
lettings@simswilliams.co.uk
simswilliams.co.uk



£1,500 PCM

20, HENRY STREET,
BOGNOR REGIS,
WEST SUSSEX, PO21 1AR

- End Of Terrace House
- Four Bedrooms
- Refurbished April 2024
- Modern Bathroom
- Kitchen/Breakfast Room
- Courtyard Garden
- Close To Town
- Gas Heating
- Deposit: Five Weeks' Rent
- Holding Fee: One Weeks' Rent

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = C

Henry Street is an established residential road situated close to Bognor Regis town centre and train station. Bognor Regis seafront is located 0.5 of a mile from the house and Hotham Park is just 350 yards too.

The Cathedral city of Chichester can be found 6 miles northwest and boasts popular shops, restaurants and cafes.

This house has been adapted and refurbished in April 2024, to provide four bedrooms, a bathroom, kitchen and reception area.

One of the bedrooms is on the ground floor.

To the rear is a new kitchen/breakfast room (fitted April 2024), which also benefits from being dual aspect and having a door to the rear garden.

The first floor has a modern re-fitted bathroom with a white suite and P shape bath with a shower over.

There are three bedrooms on the first floor.

To the rear of the property is a small courtyard area which provides outside space, there is also rear access via a gate.

Directions

From Hotham Park roundabout continue east along the A2259 where you will turn

left off the carriageway before the roundabout onto Upper Bognor Road, then almost immediately take a right hand turning onto Richmond Road North.

Follow this until the road becomes Henry Street where the property can be found on your left after the turning for Cheshire Close.

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

