

SW

Sims Williams



3 WESTMINSTER HOUSE, 81 ALDWICK ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2NW



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 592 SQ FT / 55.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

£995 PCM

3 WESTMINSTER HOUSE, 81,
ALDWICK ROAD,
BOGNOR REGIS,

- Two bedroom Flat
- Two Reception Rooms
- Modern Kitchen
- Family Bathroom
- Close to Seafront
- Gas Central Heating
- Conveniently Located
- Security Deposit: Five Weeks' Rent
- Holding Fee: One Weeks' Rent
- Available May 2024

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = B

This modern purpose built first floor flat, benefits from being within walking distance of the local amenities, shops, sea front.

The property also offers good size accommodation, security entrance phone system, gas fired central heating and double glazing. The flat benefits from free Wifi.

The lounge is a bright room with the kitchen situated to the rear of the room.

The kitchen is finished to a modern standard with white gloss finished eye and base level cupboards. Electric oven and 4 ring gas hob with extractor over, integrated fridge/freezer and washing machine.

There are two bedrooms.

The bathroom is finished to a modern standard with white suite and shower over bath.

Aldwick Road 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.

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.

