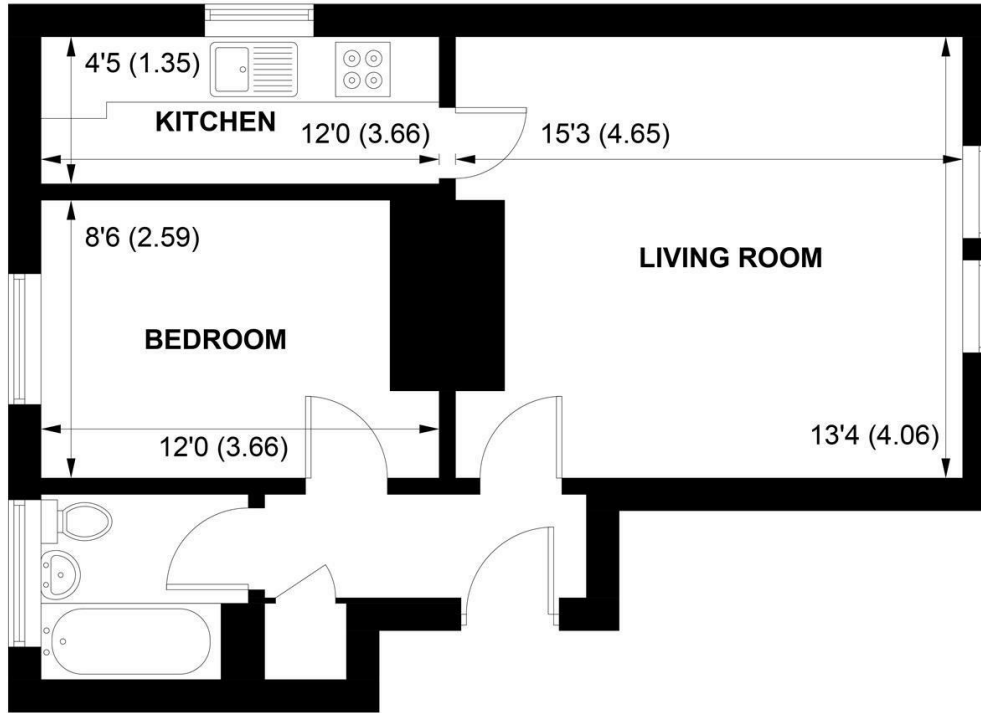




FLAT 2, 79 NYEWOOD LANE, BOGNOR REGIS, WEST SUSSEX, PO21 2SD



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 451 SQ FT / 41.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

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

£950 PCM

FLAT 2, 79, NYEWOOD LANE,
BOGNOR REGIS,
WEST SUSSEX, PO21 2SD

- One Bedroom Flat
- Newly Renovated (2024)
- Large Bright Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Neutral decor
- Gas Central Heating
- Five Weeks Rent Security Deposit

EPC RATING

Current =

Potential =

COUNCIL TAX BAND

Band = B

One bedroom flat with shared entrance situated within easy reach of local amenities and seafront.

The property comprises of a hallway with access to all rooms.

The lounge is a large bright room, with ornate feature fireplace and hearth.

The galley style kitchen is newly fitted with eye and base level cupboards, integrated electric oven and hob. there is space and plumbing for a washing machine and space for fridge freezer.

The bedroom is a large neutrally decorated double bedroom.

The bathroom comprises of a white suite with shower over the bath.

The property has neutral decor throughout, gas central heating and double glazing.

There is on street parking available in the surrounding streets.

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.

