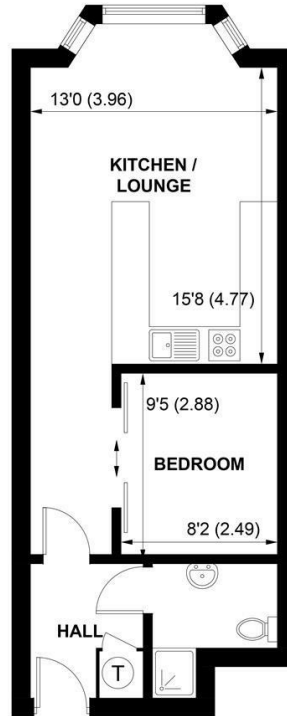


*SW*

Sims Williams



14 REGIS GATE, 12-28 LONGFORD ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 1AQ



**SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 366 SQ FT / 34.0 SQ M**

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

# £825 PCM

14, REGIS GATE, 12-28 LONGFORD ROAD,  
BOGNOR REGIS,

- Second Floor Apartment
- Bedroom Area
- Open Plan Kitchen/Living Area
- Very Well Presented
- Shower Room
- Double Glazed Windows
- Lift To All Floors
- Close to Town Centre
- Deposit: Five Weeks' Rent
- Holding Fee: One Weeks' Rent

## EPC RATING

Current = B

Potential = B

## COUNCIL TAX BAND

Band = A

This well presented studio apartment is located close to the town centre and mainline railway station. It is ideal for a professional couple or person.

The seafront is approximately half a mile away.

The apartment is located on the second floor. From the communal hall way there is a lift and stairs to all floors.

As you enter the flat, the bathroom with shower cubicle is on the righthand side. Further along the hallway is the bedroom area with built in wardrobes cupboards with mirrored doors. N B This does not hve a window, but has a sliding door.

The open plan kitchen/living room is to the front of the property and has a large bay window.

The Cathedral city of Chichester can be found 6.5 miles away and boasts an extensive shopping centre, The Festival Theatre and sought-after restaurants.

## Directions

From Bognor Regis railway station take

the B2166 (Longford Road) heading north for 150m, Regis Court can be found on the right hand side.

*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.*

