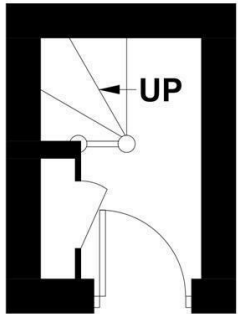


The logo for Sims Williams, featuring the letters 'SW' in a stylized, white, cursive font on a dark blue square background.

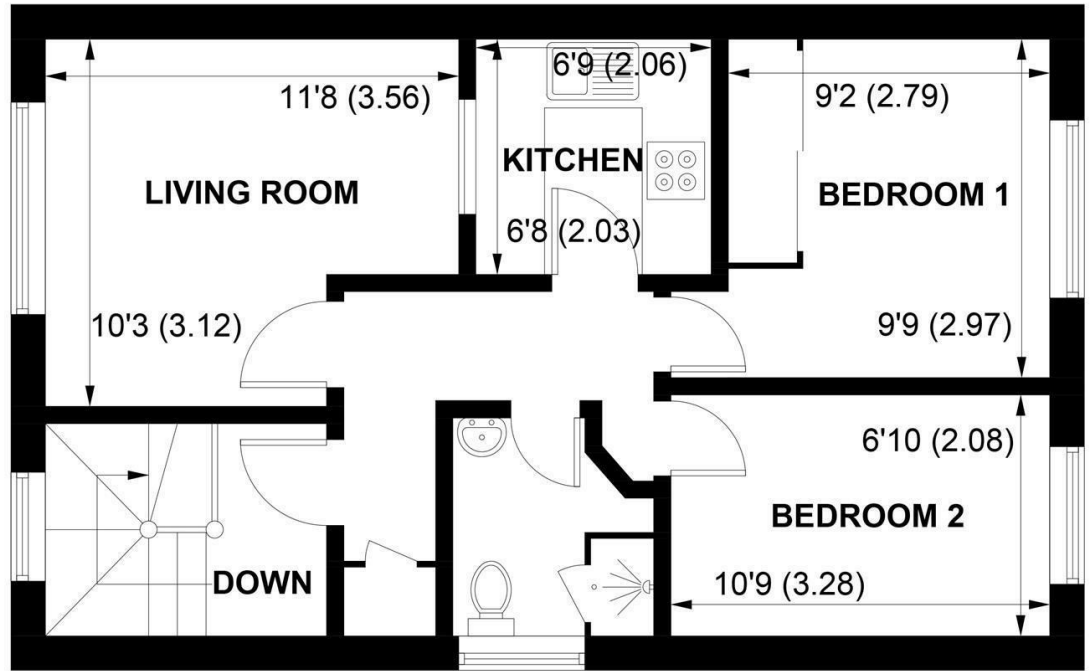
Sims Williams



FLAT 2, 15A DORSET ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2DU



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 523 SQ FT / 48.6 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams**

£975 PCM

FLAT 2, 15A, DORSET ROAD,
BOGNOR REGIS,
WEST SUSSEX, PO21 2DU

- First Floor Apartment
- Just Refurbished
- Two Bedrooms
- Private Entrance
- Modern Kitchen
- Shower Room
- Private Garden
- Allocated Parking
- Deposit: Five Weeks' Rent
- Holding Fee: One Weeks' Rent

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = A

Situated in a pleasant residential area, this lovely modern maisonette is ideal for a professional couple seeing to let a very comfortable home. Offered in immaculate condition, the property has double glazing and gas central heating. It has its own entrance on the ground floor, with the rest of the accommodation being on the first floor.

The main bedroom has a useful fitted wardrobe and the second bedroom is a good single room. The modern shower room suite compliments the modern fitted kitchen, which includes a fridge and washing machine, as well as a cooker.

Outside, to the front there is an allocated parking space and a side path leads to the private garden. This is designed for ease of maintenance, being laid to patio and it is a real sun trap. There is a useful shed for bikes and also a summer house.

The house is situated just off Hawthorn Road, with various shops nearby, and Bognor town centre only a short drive away. There is also easy access to Chichester via the A259.

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.

