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Sims Williams

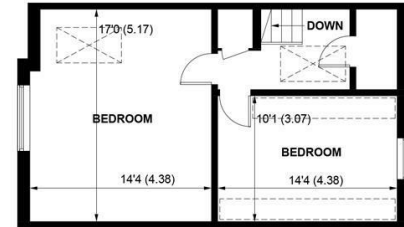


35 GLAMIS STREET, BOGNOR REGIS, WEST SUSSEX, PO21 1DJ

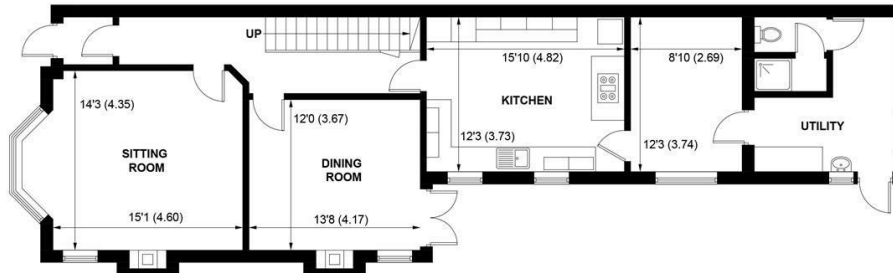
 = REDUCED HEADROOM BELOW 1.5M / 5'0



**FIRST FLOOR**



**SECOND FLOOR**



**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 2378 SQ FT / 220.9 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©  
Produced for Sims Williams

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

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

# £3,675 PCM

35, GLAMIS STREET,  
BOGNOR REGIS,  
WEST SUSSEX, PO21 1DJ

- Furnished Student House
- Convenient Location
- Seven Bedrooms
- Three Bathrooms
- Kitchen/Diner
- Utility Room & Separate W/C
- Close To University & Town Centre
- Available: September 2025
- Deposit: Five Weeks' Rent

## EPC RATING

Current = C  
Potential = C

## COUNCIL TAX BAND

Band = D

This older style town house has been adapted to provide student accommodation, arranged over three floors.

The property is available fully furnished and prospective tenants have the opportunity to rent the property on a long term basis.

All bills, including internet provision, are included.

There are two sizeable double bedrooms, kitchen/diner, reception room and a utility room with a shower on the ground floor.

The first floor offers three further double bedrooms, two shower rooms and a separate cloakroom.

The top floor has another two double bedrooms.

All bedrooms are currently furnished with a bed, wardrobe and desk. Further furnishings and white goods also come with the property.

Outside to the rear of the house is a low maintenance garden with rear access.

The house is set on the east side of the town, not far from both the shops and also the beach. Bognor has a busy town centre, with a number of cafes and restaurants, as well as a cinema and train station to London.

## Directions

From Hotham Park roundabout head West along the B2259, once the road splits into a dual carriageway take the left onto Upper Bognor Road and continue onto London Road. Glamis Street can be found approximately a quarter of a mile down on your left 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.*

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



