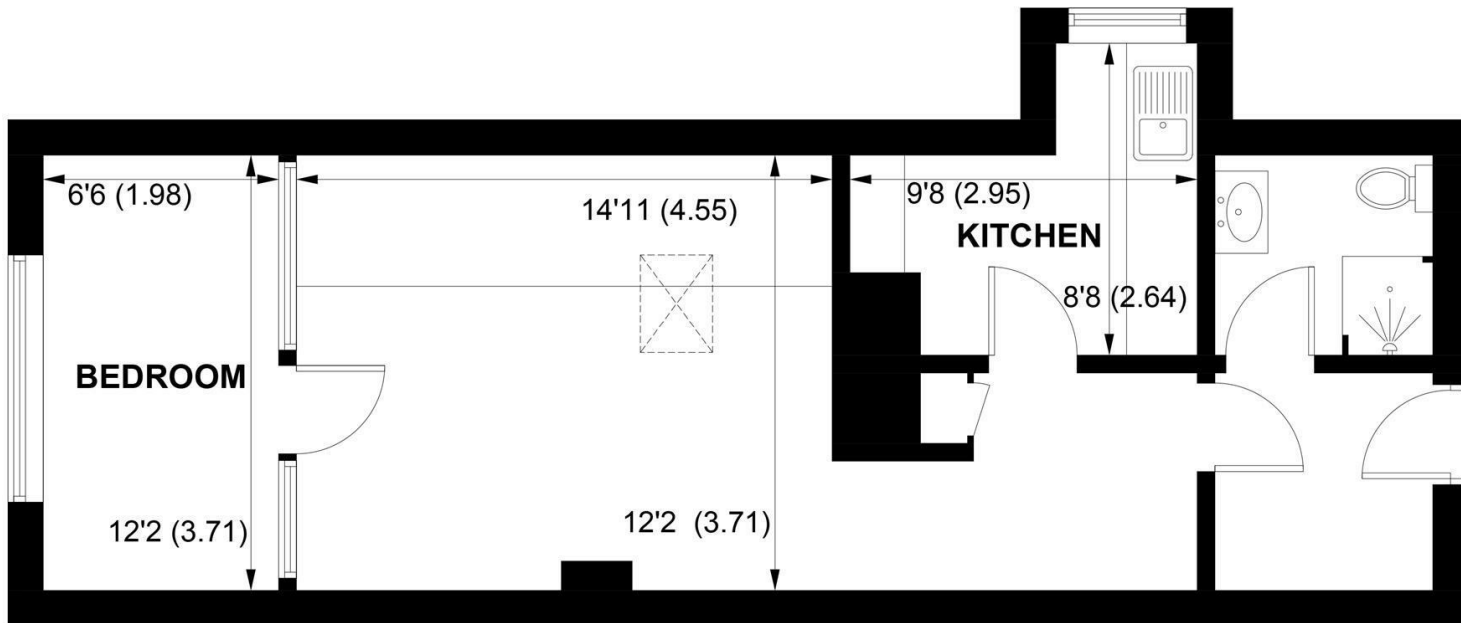


*SW*

Sims Williams



FLAT 8, 39 NYEWOOD LANE, BOGNOR REGIS, WEST SUSSEX, PO21 2SJ



## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 483 SQ FT / 44.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

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

# £750 PCM

FLAT 8, 39, NYEWOOD LANE,  
BOGNOR REGIS,  
WEST SUSSEX, PO21 2SJ

- Top Floor Apartment
- Sitting Room
- Kitchen
- Bedroom
- Shower Room
- Unfurnished
- Electric Heating
- Walking Distance of Shops
- Deposit: Five Weeks' Rent

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = A

This compact apartment has an entrance hall, sitting room and a separate bedroom.

Fitted kitchen, which consists of a hob and oven, fitted fridge, space for a washing machine and various storage units.

New electric heaters have been installed, along with brand new carpets and flooring (July 2023).

The shower room has a brand new suite fitted (July 2023).

The property has electric heating and there is on street parking nearby.

Bognor has a selection of shops, restaurants and other facilities, including a cinema and theatre.

There is also a popular beach, which caters for various water sports and the town also has an active tennis club and a sailing club.

Chichester, to the west, also has a good range of shops and restaurants, as well as cultural amenities such as the Festival Theatre and Pallant House Gallery.

Directions: from, the pier, proceed west towards Aldwick. Continue over the traffic lights, with shops either side and you will see the turning to Nyewood Lane on the right.

*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.*



