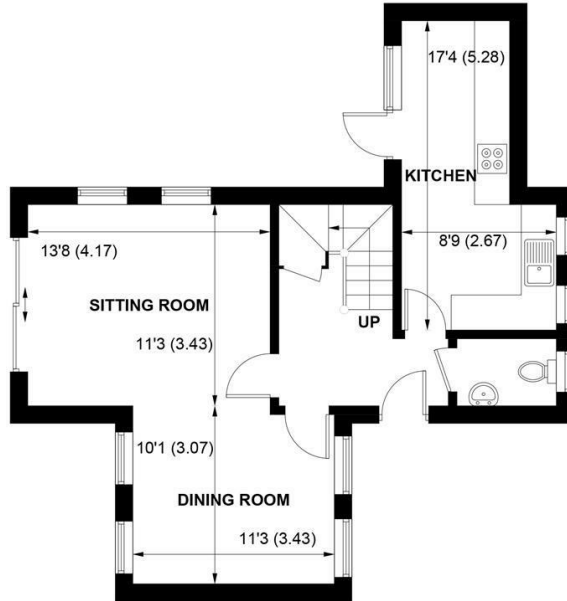




Sims Williams



35 ALDWICK ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2LN



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 990 SQ FT / 92.0 SQ M**

**NOT TO SCALE** (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
Produced for Sims Williams

# £1,695 PCM

35, ALDWICK ROAD,  
BOGNOR REGIS,  
WEST SUSSEX, PO21 2LN

- Detached House
- Fitted Kitchen
- Lounge & Dining Room
- Ground Floor Cloakroom
- Three Bedrooms
- Family Shower Room
- Furnished
- Close to Beach
- Five Weeks Rent Security Deposit

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = D

Lovely light and bright three bedroom furnished house situated a few minutes walk from the beach front and Aldwick parade of shops.

The property comprises of entrance hall with access to all ground floor rooms, upstairs are three double bedrooms and a family shower room.

The ground floor offers a spacious dual aspect lounge overlooking the garden. Patio doors leading to the garden, rear access and garage. The dining room is also dual aspect.

The kitchen comprises of eye and base level cupboards, electric cooker with double oven, slimline dishwasher, washer/drier and large fridge/freezer. There is a door leading to the garden.

Within the hallway is a large understairs cupboard and a downstairs cloakroom.

There is a large window on the stairwell making for a beautifully bright landing.

Upstairs are three double bedrooms. Two are made up with double beds and the third has bunk beds with a further pull out bed at the bottom. Within the third bedroom there are views of the sea depending on season and whether the trees are in bloom.

There is a family shower room consisting of a double shower cubicle, sink with vanity unit and W.C.

The rear garden is enclosed and benefits from both lawn and shingle areas. There is access to the garage from the garden.

To the front of the property is a small garden.

*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



