





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 709 SQ FT / 65.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

£1,200 PCM

FLAT 3, CARLINGFORD COURT,
BOGNOR REGIS,
WEST SUSSEX, PO21 2EN

- Ground Floor Apartment
- Two Double Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room
- White Suite Bathroom
- Garage
- Communal Garden
- Close to Bognor Train Station
- Deposit: Five Weeks' Rent

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = B

This two bedroom ground floor apartment is located on an established tree lined road in Bognor Regis, close to the town centre and mainline train station.

Internally the property offers bright and spacious accommodation and with modern décor.

There is a communal entrance hall leading to the private front door.

Upon entering the flat, there is an inner hallway with doors leading to the kitchen/breakfast room, which has a range of base and eye level units and the sizeable lounge/diner with ample space for a table and windows over looking the communal gardens.

The kitchen has a built in hob and oven. Space for white goods.

Furthermore, there is a white suite bathroom with shower over bath, storage cupboards in a further inner hallway and two double bedrooms.

Outside there is a garage, which can be found in a nearby compound, with a metal up and over door.

Bognor has a range of shops, cafes and restaurants, as well as a popular beach and sailing club.

The Cathedral City of Chichester, which can be found 6 miles from the property, has a popular shopping centre with a range of cafes, bars and restaurants.

Directions: from Hotham Park roundabout head east on the B2259.

When you reach the next roundabout take the second exit onto Victoria Drive, bear right, continuing on Victoria Drive and the property can be found 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.

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

