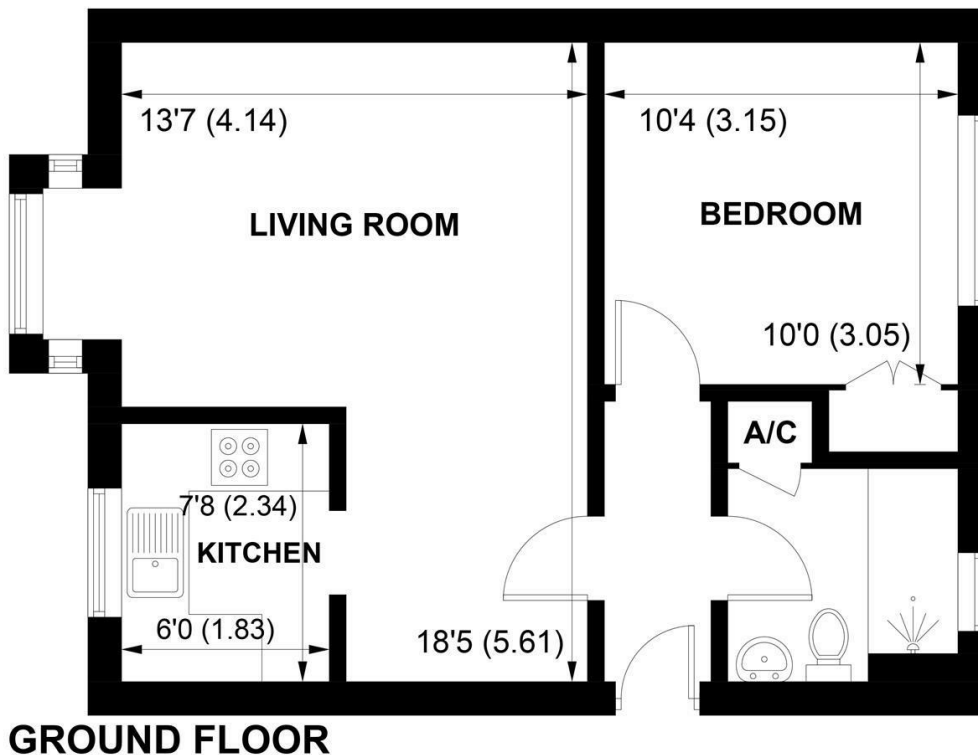




20 PARKSIDE, UPPER BOGNOR ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 1JF



APPROXIMATE GROSS INTERNAL AREA = 468 SQ FT / 43.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

Tel 01243 836055  
[lettings@simswilliams.co.uk](mailto:lettings@simswilliams.co.uk)  
[simswilliams.co.uk](http://simswilliams.co.uk)

# £950 PCM

20, PARKSIDE, UPPER BOGNOR ROAD,  
BOGNOR REGIS,  
WEST SUSSEX, PO21 1JF

- Ground Floor Apartment
- 'L' Shaped Lounge/Diner
- Modern Fitted Kitchen
- Double Bedroom
- Shower Room
- Allocated Parking Space
- Electric Heating
- Communal Garden
- Five Weeks Rent Security Deposit

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = B

Modern ground floor apartment situated 500m from Bognor Town Centre & Train Station.

The property has a communal entrance with secure entry system.

Once within the property there is a large 'L' shaped lounge/dining room with bay window. The kitchen is situated within the lounge finished to a good standard with eye and base level cupboards, integrated electric oven and hob along with space and plumbing for a washing machine and space for a fridge/freezer.

The bedroom is a good sized double with built in double wardrobe.

The shower room is fitted with a shower cubicle, white basin and W.C. Within the bathroom is the airing cupboard.

The property benefits from electric heating, double glazing and an allocated parking space.

*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



