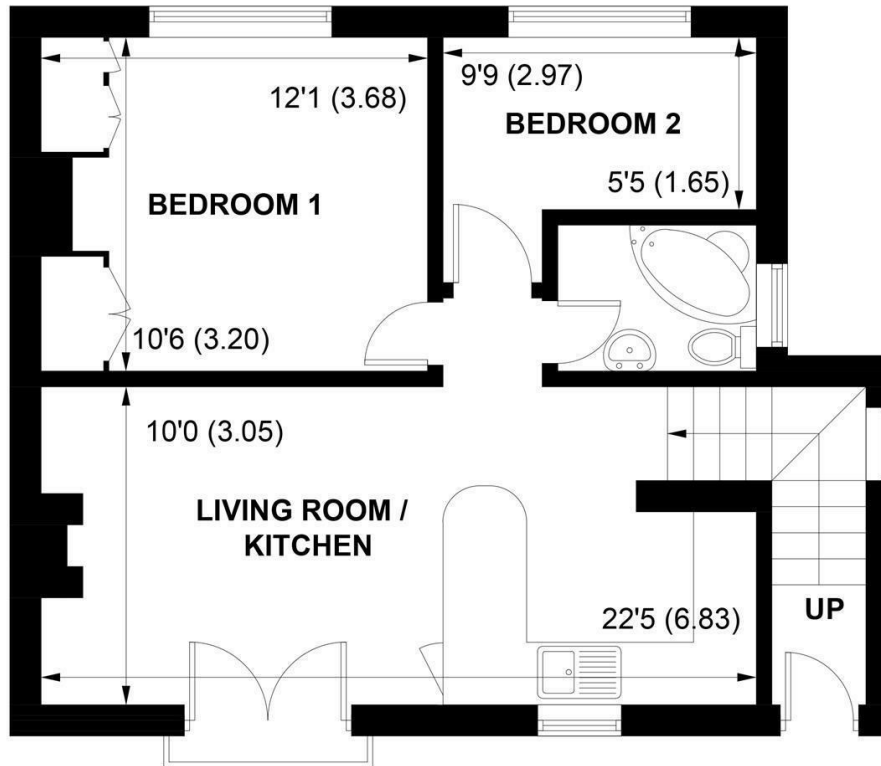




FLAT 2, 1 HAMPSHIRE AVENUE, BOGNOR REGIS, WEST SUSSEX, PO21 5JY



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 510 SQ FT / 47.4 SQ M

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



# £1,195 PCM

FLAT 2, 1, HAMPSHIRE AVENUE,  
BOGNOR REGIS,  
WEST SUSSEX, PO21 5JY

- First Floor Maisonette
- Private Entrance
- Open Plan Modern Kitchen & Sitting Room
- One Double Bedroom With Built In Storage
- Additional Reception Room
- Off Road Parking
- Small Private Garden (undergoing development)
- Newly Decorated & New Carpets (September 2025)
- Deposit: Five Weeks' Rent

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = A

This newly decorated converted maisonette has its own private entrance on the ground floor, accessed via a private driveway. The stairs lead to the first floor, where there is a modern open plan kitchen/sitting area.

The kitchen is fitted with a modern range of units, including an electric hob and oven and fridge, the washing machine has been left on a goodwill basis. The sitting room overlooks the front garden which is currently being renovated (more information below) there is the added benefit of French doors and a Juliet balcony.

Bedroom 1 offers space for a double bed and also has built in wardrobes, bedroom 2/ second reception room is great for a home office or hobbies room. The bathroom comprises a smart, modern white suite with shower over the bath, low level WC and wash hand basin.

The property has a driveway for parking and private front garden that are due to undergo renovation to improve these elements over the next few months. As this may cause some disruption or limited use of the driveway and garden during the first few months of the tenancy the landlord is offering the property at a reduced rent for £1050pcm until such time the renovations are complete and the price will revert back to the advertised price of £1195pcm for the ongoing tenancy.

This property is conveniently situated for access to both Bognor and also Aldwick, with its parade of shops and beach. Chichester lies just a few miles to the west offering a very good range of shops and restaurants, as well as cultural amenities such as the Chichester Festival Theatre and Pallant House Gallery.

*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

