

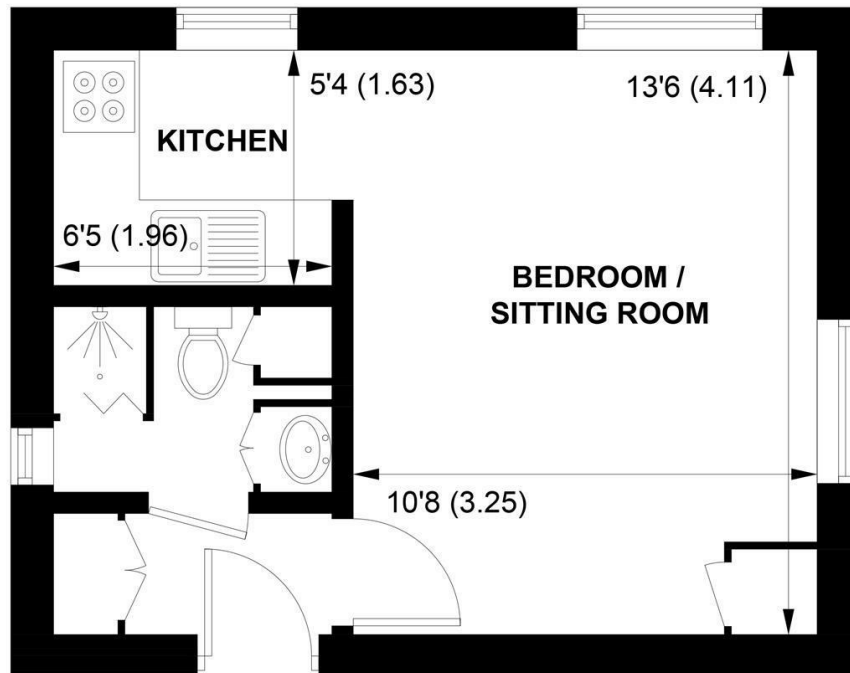


SW
Simpson & Wilson



74 WARREN WAY, BARNHAM, BOGNOR REGIS, PO22 0LR





FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 238 SQ FT / 22.1 SQ M

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

£695 PCM

74, WARREN WAY,
BARNHAM BOGNOR REGIS,
, PO22 0LR

- First Floor Studio Flat
- Conveniently Situated a Short Distance from Barnham Station
- Separate Kitchen
- Modern Shower Room
- Plumbing for a Washing Machine
- Allocated Parking
- Dual Aspect Studio
- Available Immediately
- Deposit: Five Weeks' Rent

EPC RATING

Current = E

Potential = D

COUNCIL TAX BAND

Band = A

A studio room with double aspect windows, separate kitchen with integrated electric oven/hob and a fridge which has been left for the new tenant on a goodwill basis. A fixed electric heater will be added to the studio room.

There is a recently modernised shower room with low level WC and wash hand basin.

In addition there is a storage cupboard in the hallway housing plumbing for a washing machine.

The property comes with an allocated parking space in the communal car park and is conveniently located just a short distance to Barnham train station. Sorry no pets.

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

