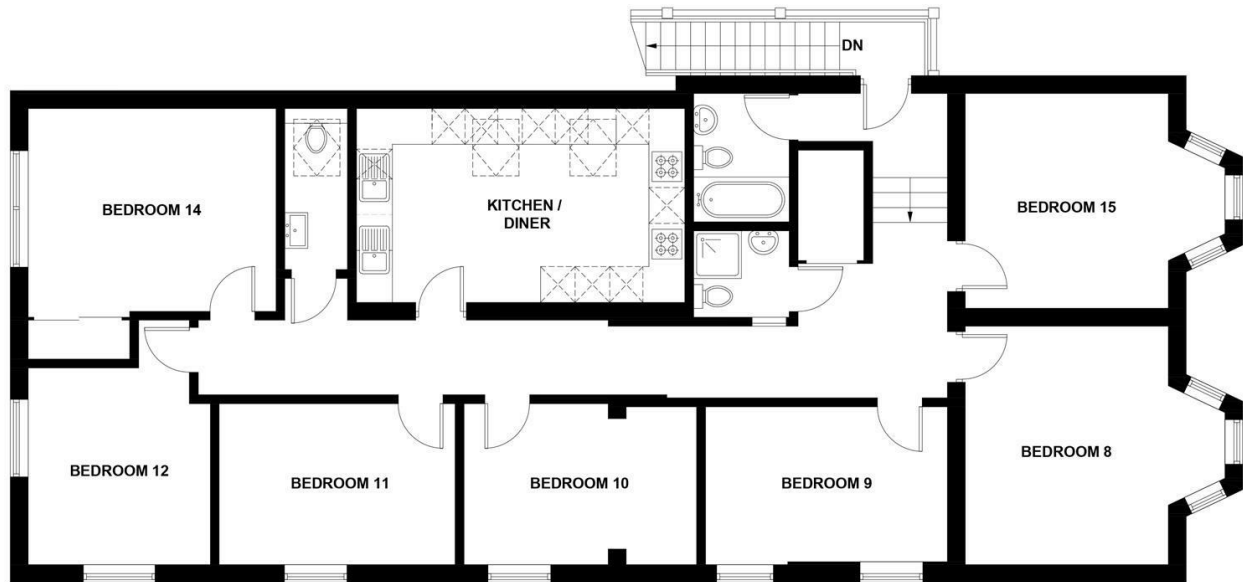




Sims Williams



FLAT 12, 86 ANNANDALE AVENUE, BOGNOR REGIS, WEST SUSSEX, PO21 2EX



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1625 SQ FT / 151.0 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams**

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£475 PCM

FLAT 12, 86, ANNANDALE AVENUE,
BOGNOR REGIS,
WEST SUSSEX, PO21 2EX

- First Floor Bedsit
- Shared Kitchen/Breakfast Room
- Just Refurbished
- High Quality Finish
- Bills Separate
- Well Equipped
- Communal Gardens & Bike Store
- Close To Train Station
- Ideal For Professional Person
- Available May 2021

EPC RATING

Current =
Potential =

COUNCIL TAX BAND

Band =

This first floor bedsit consists of a very generous bedroom/sitting room, which is perfect for a busy working person. There is a super first floor kitchen/breakfast room, which has a range of units consisting of dishwashers, washing machines and cooking facilities.

There is also the use of a shower room, bathroom and toilet. The property has been cleverly designed to make the best use of the space and this building is providing excellent accommodation for people at an affordable price. The property has a pleasant rear outlook.

N B There will be an additional charge of £150 per month, to cover council tax, heating/electricity, water and wi - fi.

This property is available to rent potentially long term.

The building is situated near the end of Longford Road, only a short distance from the train station and also within easy access to Chichester Road. Bognor Regis has a range of shops and restaurants, as well as the popular beach and pier, which is very busy in the summer. Chichester, which has a further

range of shops and facilities, such as the Festival Theatre, is about 8 miles to the west.

Directions: from the train station, proceed along Longford Road and when you reach the end, bear left. After a short distance, you will see Annandale Avenue on the left.

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.

