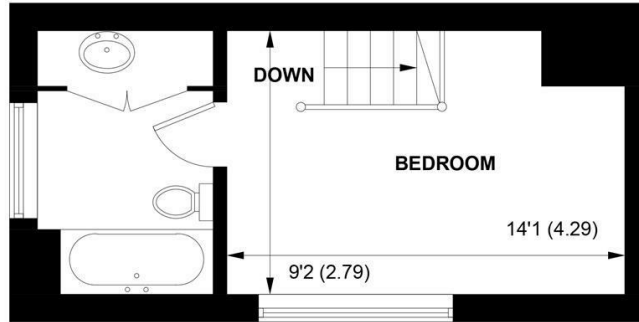
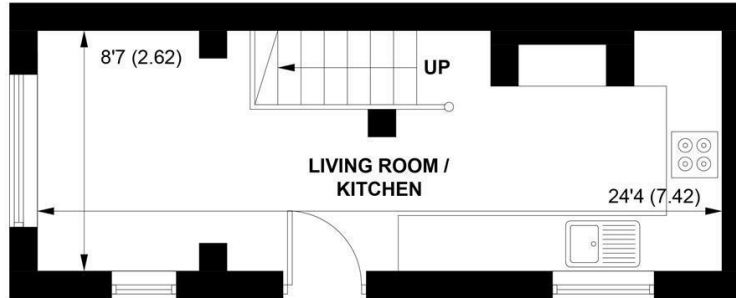




SADLER COTTAGE SADLER STREET, BOGNOR REGIS, W SUSSEX, PO21 1UA



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 404 SQ FT / 37.5 SQ M

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

£850 PCM

SADLER COTTAGE, SADLER STREET,
BOGNOR REGIS,
W SUSSEX, PO21 1UA

- Period Cottage
- Discreet Location
- Kitchen
- Reception Area
- Double Bedroom
- Stylish Bathroom
- Shared Courtyard
- Near Town Centre
- Deposit: Five Weeks' Rent

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = B

Nestling in a discreet location, in a no-through street, this pretty cottage has lots of charm and character.

The property is accessed via a secure gate and a shared courtyard. The front door opens into an open plan reception area and kitchen.

The kitchen has various storage units, as well as a hob and oven.

On the first floor there is a double bedroom and a stylish bathroom, with shower over the bath, the property also benefits from gas central heating.

The shared courtyard has enough space for a small garden table and is shared with the adjoining neighbour.

Sadler Street is only a short distance from Bognor Regis seafront. The town centre and mainline train station can be found under half a mile away and has shops, cafe's and restaurants.

The Cathedral City of Chichester is about 8 miles from Bognor, to the west and has a wide range of shops, restaurants and amenities. Bognor has a popular beach with various water sports available, with a sailing club nearby.

Directions: from the western end of the high street, proceed straight over the small

roundabout and having passed The Steyne on the left hand side, you will see Sadler Street after a short distance, also 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.

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

