



Marine Parade, Bognor Regis, West Sussex PO21 2LT
£1,300 PCM

PS&B are proud to bring to the market this quaint former fishermans cottage, believed to date from the 1700's, within a stones throw of the beach and only a few minutes from the shops in Aldwick. Offered unfurnished with a spacious lounge with wooden flooring, downstairs modern bathroom, dining room featuring an atrium style glass ceiling with a door leading onto a small enclosed internal walled garden, and kitchen with white goods included. The first floor contains a large double bedroom with fitted wardrobes and sea glimpses from the bay window, a small single bedroom with fitted wardrobes, and additional separate W. C. The property further benefits from having a small roof terrace with sea glimpses, gas central heating, and double-glazed windows. With regret no smokers, no sharers. Managed Tenancy (LL). Council Tax Band C (approx £2,055.28). EPC E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent