

32 Queens Road, Brighton, BN1 3YE

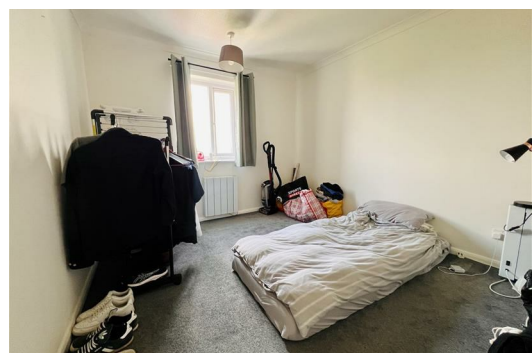
T: 01273 326171 E: [brighton@psandb.co.uk](mailto:brighton@psandb.co.uk)

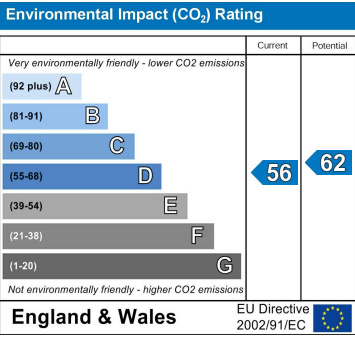
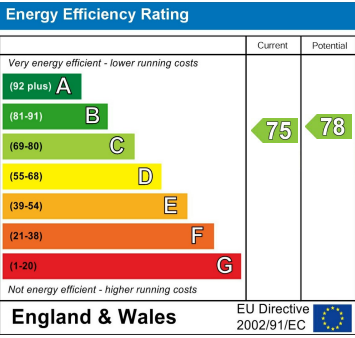
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## **Gibson Way, Bognor Regis, West Sussex PO21 1AW £895 PCM**

PS&B are extremely pleased to offer this well-presented one bedroom second floor flat situated in a modern, well-maintained purpose built block close to Bognor Regis town centre, train station and local amenities. The property includes communal entrance hall, private front door, kitchen with electric oven, hob, fridge and washing machine included, bathroom with electric shower over the bath, double bedroom and dual aspect lounge. Further benefitting from allocated parking and limited, first come first served visitor parking, electric heating, double-glazed windows, telephone entry, and well maintained communal gardens. With regret no smoking and no sharers. Council Tax Band A (approx £1,614.28 PA). EPC - C/75





**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