

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



John Street, Bognor Regis, West Sussex PO21 1SE £1,100 PCM

PS&B have the pleasure of presenting this 2 bedroom flat offered in a high standard in central Bognor Regis, close to local amenities and sea front. This third floor flat is offered with: Entrance hall, large open plan kitchen and lounge with a breakfast bar, built in electric oven/hob, integral fridge/freezer, washing machine and dishwasher. Two double bedrooms, one with a walk in wardrobe and airing cupboard. Family bathroom with shower over bath, heated towel rail and vanity unit under sink. Further benefitting from double glazed windows and electric heating. With regret no sharers and no smoking. EPC: E. Council tax band: B (£1,883.33 approx pa). Please note there is an external staircase leading to the property with no access to a lift.



Living area

Hardwood flooring, spotlights and white painted walls.

Kitchen

White gloss units, black worktop, white goods included (washing machine, dishwasher, integrated fridge/freezer and electric oven/hob).

Bedroom 1

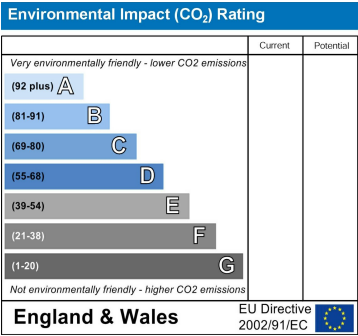
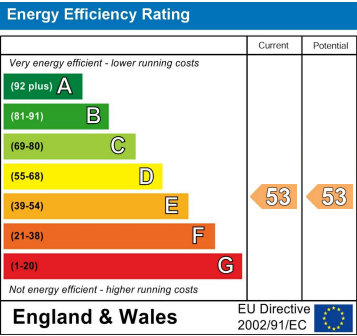
Hardwood flooring, electric room heater, white painted walls and walk in storage where water tank is located.

Bedroom 2

Hardwood flooring, white painted walls, electric room heater.

Bathroom

Vinyl flooring, white gloss vanity unit under sink, electric shower over bath.



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

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

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