

32 Queens Road, Brighton, BN1 3YE

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

www.psandb.co.uk



## Victoria Drive, Bognor Regis, West Sussex PO21 2EJ £725 PCM

\*\*\*BILLS INCLUDED\*\*\*Single Occupancy Only\* PS&B are pleased to present this delightful room, offering a unique opportunity for comfortable living in a shared accommodation setting. This room features an en-suite shower room/wc and is furnished with single bed, wardrobe, chest of drawers and a bedside table.

The communal kitchen is equipped with white goods, making it easy to prepare meals and enjoy a sociable atmosphere with large dining table. The shared living space fosters a sense of community while still allowing for personal retreat in your own room. One of the standout features of this property is the lovely rear garden, providing a serene outdoor space to relax and unwind.

With its close proximity to local amenities and Chichester University (Bognor Campus), this room is ideal for individuals seeking a comfortable and affordable living arrangement in Bognor Regis.

ELECTRIC, WATER, COUNCIL TAX & BROADBAND INCLUDED. CONTACTLESS CARD-OPERATED WASHING MACHINES & TUMBLE DRYERS. TV LICENCE PAYABLE BY TENANT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		43	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**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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