

SW

Sims Williams

VICTORIA FISH & CHIPS

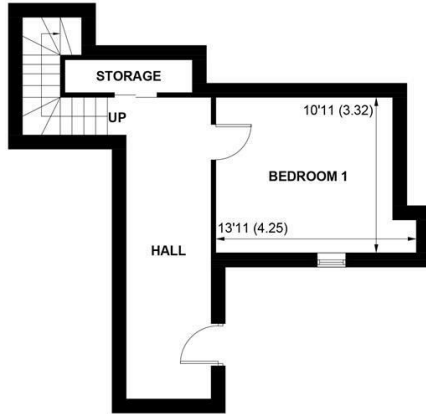


FISH & CHIPS
BURGERS



EAT IN
OR
TAKE AWAY

7A STATION ROAD, BOGNOR REGIS, W SUSSEX, PO21 1QB



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1110 SQ FT / 103.05 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

£1,150 PCM

7A, STATION ROAD,
BOGNOR REGIS,
W SUSSEX, PO21 1QB

- Town Center Maisonette
- Two Double Bedrooms
- Modern Kitchen
- New Bathroom 2026
- Spacious Living Room
- Second Reception Room
- Private Entrance
- Close to Bognor Train Station
- Five Weeks Rent Security Deposit

EPC RATING

Current = E

Potential = C

COUNCIL TAX BAND

Band = B

A spacious two-bedroom maisonette ideally located in the heart of Bognor town centre, just a short distance from the train station and local amenities.

The property is arranged over two floors and offers flexible living accommodation.

On the ground floor, there is a generous double bedroom.

The first floor comprises a further double bedroom, a bright bay-fronted lounge, a separate kitchen with integrated oven & hob and space for a fridge freezer.

There is an additional reception room, ideal for use as a home office or study.

The bathroom has been recently renovated and features a modern suite with both bath and shower facilities, as well as plumbing for a washing machine.

The property has been recently decorated and is available now, this well-located and versatile home is perfect for those needing convenient access to transport links.

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.

