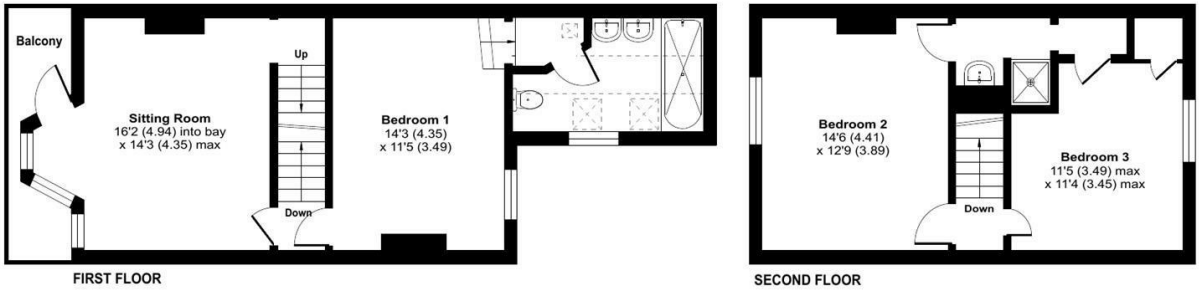
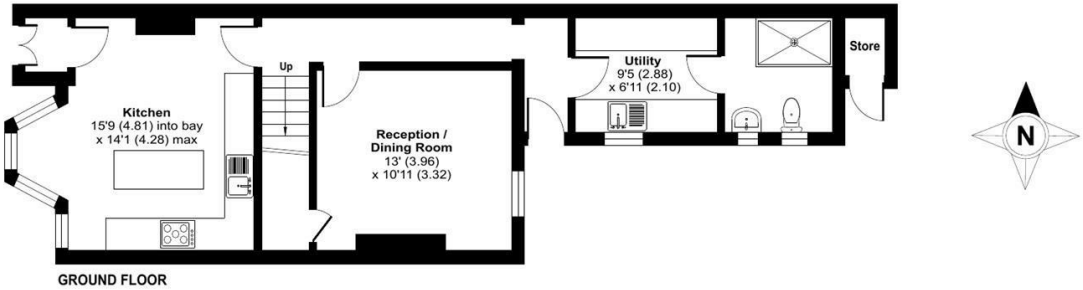
Sims Williams

16 THE STEYNE, BOGNOR REGIS, WEST SUSSEX, PO21 1TP

Approximate Area = 1427 sq ft / 132.5 sq m
Limited Use Area(s) = 50 sq ft / 4.6 sq m
Store = 11 sq ft / 1 sq m
Total = 1488 sq ft / 138.2 sq m
For identification only - Not to scale

Denotes restricted head height





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sims Williams. REF: 1314147

Sims Williams

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£1,795 PCM

16, THE STEYNE,
BOGNOR REGIS,
WEST SUSSEX, PO21 1TP

- Refurbished Character Property
- 50 Yards From The Seafront
- Sea Views Over Steyne Gardens
- Arranged Over Three Floors
- Modern Fitted Kitchen/Breakfast Room
- Spacious Reception Room Or Bedroom
- Full En-Suite Master Bedroom
- Courtyard And Off-Street Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

The ground floor welcomes you with a stylish, modern kitchen, complete with selected integrated appliances and a central island with seating, perfect for both everyday living and entertaining.

To the rear, a versatile dining room offers flexibility as a fourth bedroom if required, alongside a convenient utility area and a well-appointed shower room.

On the first floor, the impressive principal bedroom features a contemporary en-suite bathroom with elegant dual vanity units.

This level also boasts a beautifully presented lounge, opening onto a private balcony where you can enjoy delightful views across Steyne Gardens and out towards the sea.

The top floor provides two further generous double bedrooms, connected by a Jack and Jill-style shower room, ideal for family living or guests.

Externally, the property benefits from a charming courtyard-style garden to the rear, offering a low-maintenance outdoor space, as well as off-street parking for two vehicles. Ideally positioned, the home is just a short distance from Bognor Regis town centre, with shops, transport links, and the ever-popular seafront.

Pets are considered.

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.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract