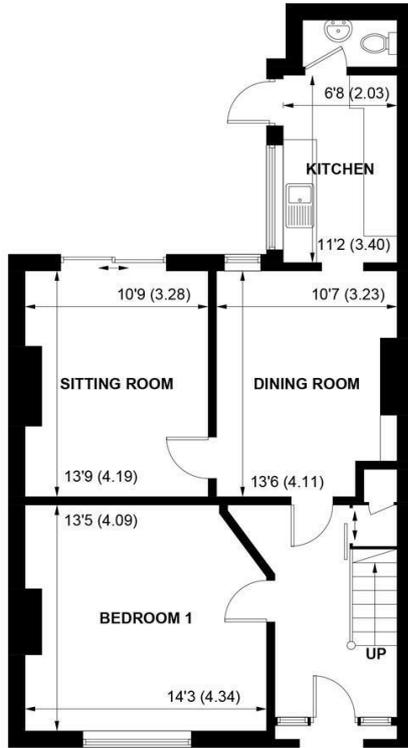


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Sims Williams



8 BURNHAM AVENUE, BOGNOR REGIS, WEST SUSSEX, PO21 2LB



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1321 SQ FT / 122.7 SQ M**  
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
 Produced for Sims Williams

# £2,200 PCM

8, BURNHAM AVENUE,  
BOGNOR REGIS,  
WEST SUSSEX, PO21 2LB

- Five Bedroom Terrace House
- Driveway for Off Road Parking
- Two Reception Rooms
- Modern Kitchen
- Newly Decorated and New Carpets Autumn 2025
- Private Courtyard Garden
- Close To Local Amenities
- Town Centre Location
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = C

This newly redecorated home is deceptively spacious and offers flexible accommodation throughout.

The ground floor features a generous bay-fronted double bedroom, a separate living room, a separate dining room leading to a fitted kitchen, and a convenient downstairs shower room with WC.

Upstairs, there are three further double bedrooms, one single bedroom, and a family bathroom with a shower over the bath.

Externally, the property benefits from a low-maintenance courtyard-style rear garden and a private driveway to the front providing off-road parking.

Ideally situated, the property is just a short distance from Bognor Regis mainline train station, local shops, the cinema, and the seafront, making it perfectly positioned for both commuters and those looking to enjoy the town's amenities.

*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.*

