

32 Queens Road, Brighton, BN1 3YE

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[www.psandb.co.uk](http://www.psandb.co.uk)



## **Fitzleet House, Bognor Regis, West Sussex PO21 1QR £850 PCM**

PS&B are pleased to offer this third floor, 1 bedroom property conveniently located close to Bognor Regis station and the seafront. This recently refurbished property comprises of spacious entrance hall with 2 storage cupboards, modern fitted kitchen with electric oven/hob, washing machine and fridge/freezer included, generous lounge with adjoining south-facing balcony, double bedroom and bathroom with electric shower over the bath. Further benefitting from electric heating, double glazing, telephone entry system, communal sky dish and lift to all floors. With regret no sharers. Holding deposit: £201. Council tax band A (£1,614.28 pa approx). EPC: C/78. Managed Tenancy.



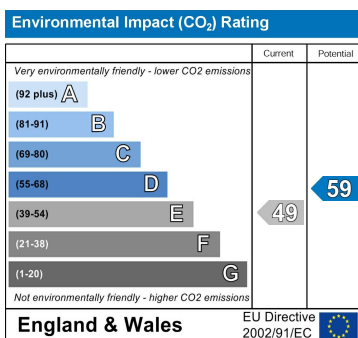
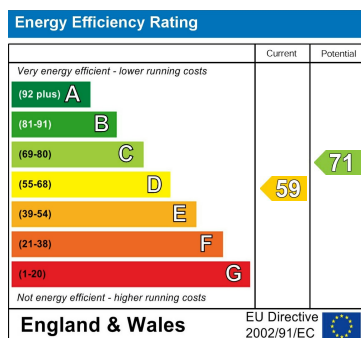
Bedroom

Bathroom

Lounge

Kitchen

Balcony



**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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