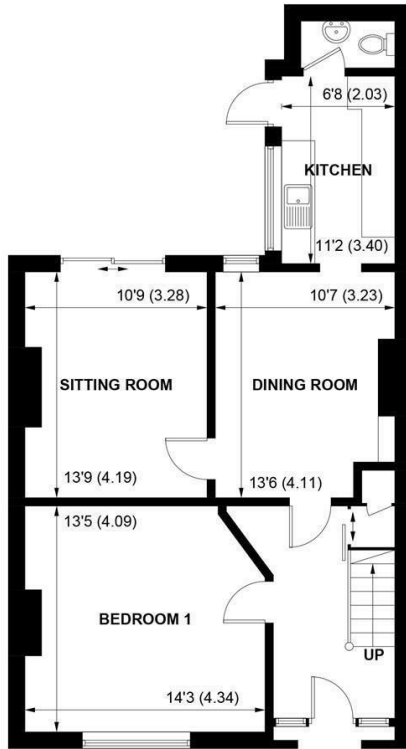


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Sims Williams



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

# £2,600 PCM

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

- Student Accomodation
- Utilities in addition to the rental payment
- Five Bedrooms
- Two Reception Rooms
- Off Road Parking
- Private Garden
- Close To Local Amenities
- Town Centre Location
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = C

Ideally located from both Bognor Town Centre and Bognor mainline railway station. Within close proximity to the house you can find shops, cafes and there is easy access to the A259 and A27. The Cathedral city of Chichester can be found 6 miles from the house and boasts a comprehensive shopping centre and a bounty of well-revered restaurants. To the north is the South Downs National Park, which houses The Goodwood Estate and scenic walks across The Downs.

The property offers 5 furnished bedrooms of varying size, All bedrooms are currently furnished with a bed, mattress, wardrobe and desk. Further furnishings and white goods also come with the property, sofas to be added to the lounge.

The ground floor offers a large bay fronted bedroom, open plan kitchen/ dining area, separate lounge and shower room with WC.

The first floor offers four good sized double bedrooms as well as a further bathroom - which has a white suite and shower over bath.

Outside to the rear of the house is a low maintenance garden with rear access.

*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.*

