Sims Williams

FLAT 2 MELANIES GARDENS, MEAD LANE, BOGNOR REGIS, WEST SUSSEX, PO21 1LS

GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 473 SQ FT 43.9 SQ METRES

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017©

CHICHESTER OFFICE

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£975 PCM

FLAT 2 MELANIES GARDENS, MEAD LANE,
BOGNOR REGIS,

- Ground Floor Flat
- One Double Bedroom
- Kitchen
- Living Room
- Bathroom
- Convenient Location
- Communal Gardens
- Allocated Parking Space
- Deposit: Five Weeks Rent

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = B

A secure communal entrance leads into a well-maintained shared hallway.

The apartment itself benefits from a private entrance hall, which opens into a spacious sitting room, this bright and inviting space enjoys a pleasant outlook.

The kitchen is fitted with modern units and includes a built-in electric hob and oven, with space for a fridge/freezer and a washing machine.

The property also offers a generous double bedroom and a modern bathroom with shower over the bath. New double-glazed windows were installed in 2023.

Outside, residents can enjoy an attractive walled communal garden, enclosed by a characterful flint wall. Allocated parking is provided, along with additional visitor spaces.

The apartment is situated opposite the historic Hotham Park, the area is particularly popular with tenants, offering a peaceful setting while remaining within easy reach of the town centre, the beach, and Chichester Road.

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