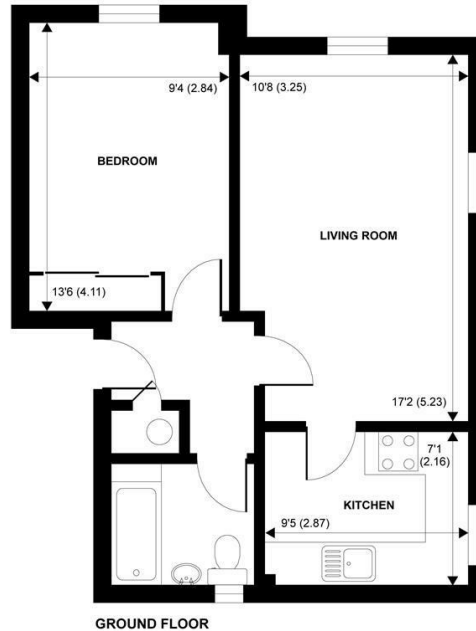




Sims Williams



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



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©

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# £925 PCM

FLAT 2 MELANIES GARDENS, MEAD  
LANE,  
BOGNOR REGIS,

- Ground Floor Flat
- 1 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.*

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



