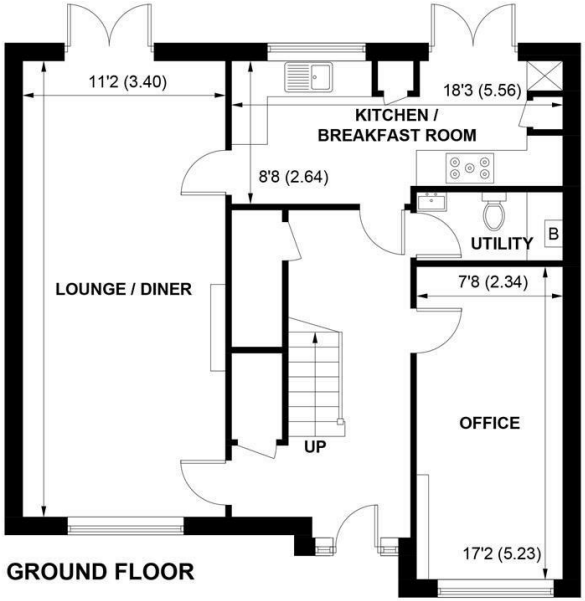
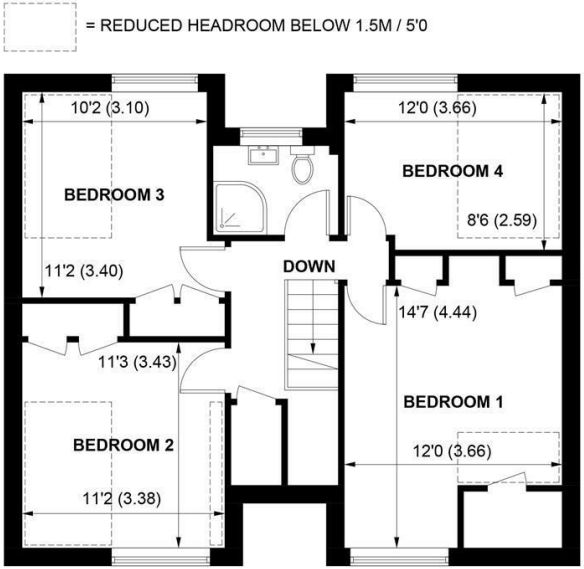
Sian's Williams

76 HILLSBORO ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2DY



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1485 SQ FT / 138.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

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£1,950 PCM

76, HILLSBORO ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2DY

- Detached House with Driveway
- Four double bedrooms
- Neutrally decorated & Modern Throughout
- Kitchen/ Diner
- Utility Room
- Additional Reception Room
- First Floor Shower Room
- Large Garden with Large Storage Shed
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = E

This attractive detached chalet is situated on an established road within Bognor Regis and offers spacious and versatile accommodation.
The ground floor comprises; entrance hallway leading to a converted garage, currently used as a useful workspace . There is also a sizeable lounge/diner with patio doors onto the garden, an excellent space for both family life and entertaining, together with a cloakroom/utility area. To the rear of the property is a generous kitchen/breakfast room. Upstairs, the property offers four good-sized double bedrooms and a well-appointed modern family bathroom.
Outside, the property benefits from parking to the front, while the large rear garden has been beautifully maintained and provides an excellent private space for outdoor enjoyment. A substantial cabin offers further storage or hobby space.

Situated on the popular Hillsboro Road in Bognor Regis, this spacious detached house offers generous and versatile accommodation, providing a comfortable and practical home in a well-established residential setting.

Offering approximately 1,470 sq ft of accommodation, the property has a bright and welcoming feel throughout. The large Lounge/Diner provides an excellent space for relaxing, dining and entertaining, while the modern Kitchen is well equipped for everyday living.

The property features four well-proportioned bedrooms, offering plenty of flexibility for families, or occupants looking for additional space and good storage facilities.

In addition there is a handy ground floor utility room with WC and a further reception room offering space for an office, playroom or study. There is a modern shower room on the first floor.

Outside, the property benefits from a stone-covered driveway for off-road parking. To the rear is a beautifully maintained generous Garden, mainly laid to lawn with a patio area, offering a pleasant space to enjoy the outdoors. The garden also benefits from a detached Workshop with light and power and a separate Store, providing excellent additional storage.

Hillsboro Road is a popular residential location, well placed for access to local amenities, transport links and the seafront.

Combining spacious accommodation with an inviting garden, off-road parking and useful outside storage, this detached home offers an appealing rental opportunity in a convenient location.

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