

32 Queens Road, Brighton, BN1 3YE

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## Station Road, Bognor Regis, West Sussex PO21 1QB £1,150 Per Month

A newly redecorated two bedroom flat ideally located on Station Road, right in the heart of Bognor Regis and within easy reach of the train station, town centre, and seafont.

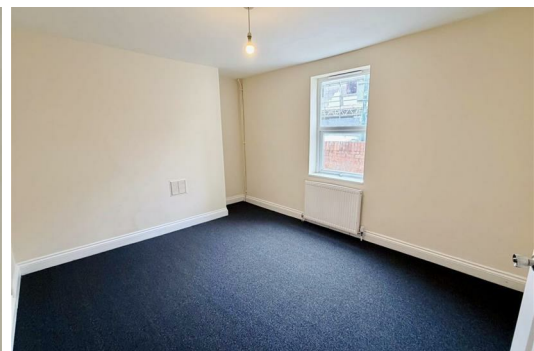
The property has been freshly redecorated throughout and benefits from new floor coverings, creating a clean and modern living space ready for immediate occupation. Accommodation comprises a bright living area, fitted kitchen, two well-proportioned bedrooms, a study and a bathroom.

Additional benefits include double glazing and gas central heating, ensuring year-round comfort and energy efficiency.

An excellent opportunity for professionals, couples or small families seeking a conveniently located home.

### Key Features

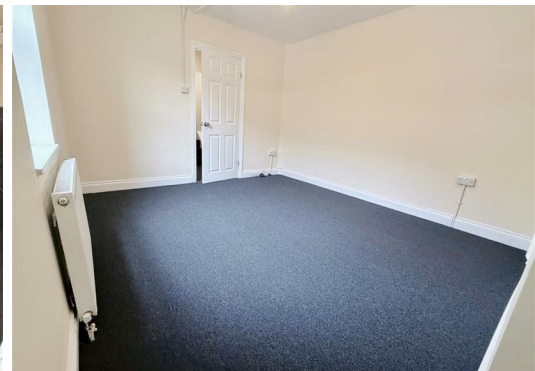
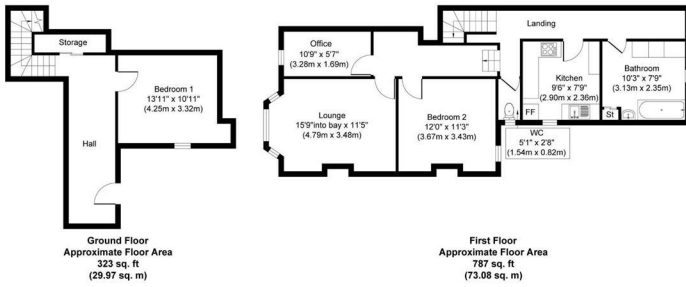
- Two bedroom flat
- Newly redecorated throughout
- New floor coverings
- Double glazed
- Gas central heating
- Central Bognor Regis location
- Close to station, shops and amenities



Bedroom 1  
 Bedroom 2  
 Study  
 Lounge  
 Kitchen  
 Bathroom  
 External

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**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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