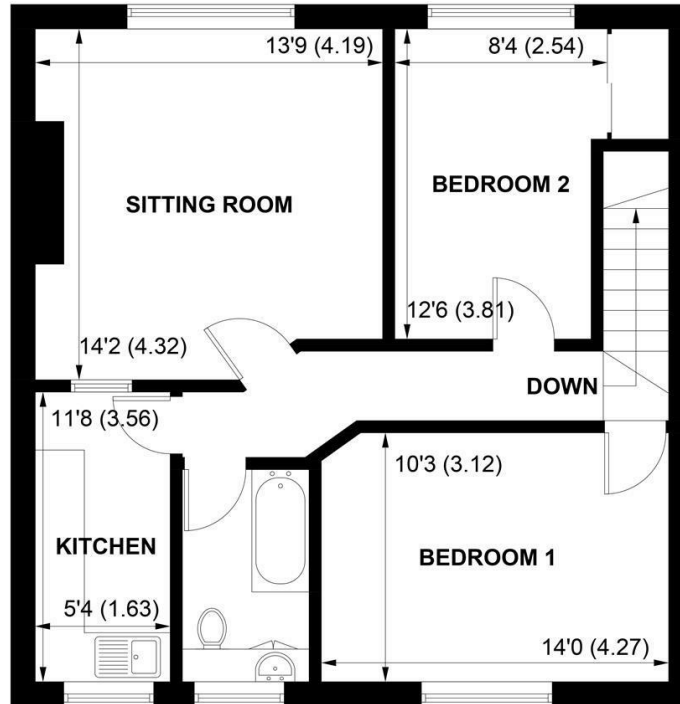




Sims Williams



FLAT 44 BOGNOR ROAD, CHICHESTER, WEST SUSSEX, PO19 7TG



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 667.4 SQ FT / 62.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

# £1,150 PCM

FLAT 44, BOGNOR ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 7TG

- First Floor Apartment
- Re-decorated (August 2024)
- Private Entrance
- Large Sitting Room
- Two Double Bedrooms
- Modern Kitchen
- Bathroom
- Informal Parking To Rear
- Deposit: Five Weeks' Rent

## EPC RATING

Current = E

Potential = D

## COUNCIL TAX BAND

Band = B

Offered to let with its own private entrance, this super first floor apartment is well presented and it offers very generous accommodation.

It has been re-decorated in August 2024 and offers light and spacious rooms, some of which have a very good outlook.

The entrance hall leads to the first floor accommodation: this includes a very large sitting room, which overlooks Bognor Road.

The kitchen has a lovely rear view towards the Downs and has modern fittings along with storage units.

Both the bedrooms are double rooms and one of which has a built in wardrobe.

The bathroom has a white suite with shower over the bath,

Outside, there is informal parking in Blackberry Lane, which can be accessed off Florence Road.

Gas central heating.

The property is situated on the east side of the city, being a level walk into the centre. There is easy access to the A27.

The city has a good range of shops and eateries, along with cultural amenities which include Pallant House Gallery and also Chichester Festival Theatre.

Sporting activities include golf and racing at Goodwood and sailing at Chichester Harbour.

Directions: from The Hornet in Chichester, proceed

east into Bognor Road and you will see the property on the left, towards the end and before the turning to Florence Road. It is above the shop.

*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

