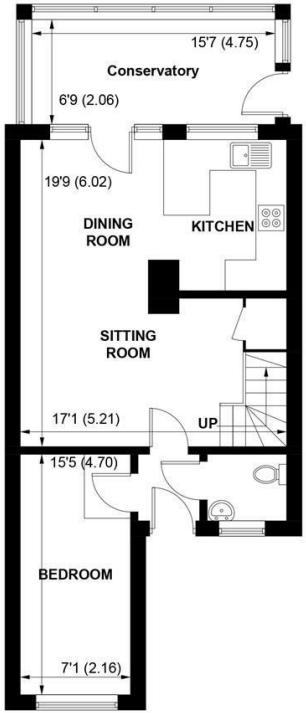
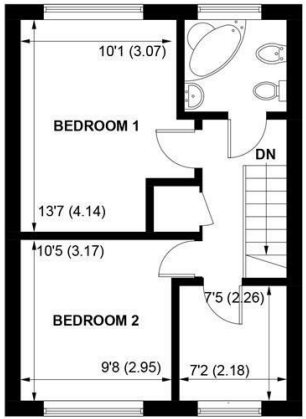
Sims Williams

4 ADDISON WAY, BERSTED, BOGNOR REGIS, WEST SUSSEX, PO22 9HY



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1035 SQ FT / 96.2 SQ M

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

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£1,650 PCM

4, ADDISON WAY,
BERSTED BOGNOR REGIS,
WEST SUSSEX, PO22 9HY

- Semi - Detached House
- Entrance Hall & Cloakroom
- Kitchen
- Reception
- Conservatory
- Four Bedrooms
- Bathroom
- Off Road Parking & Garden
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

This semi - detached house has excellent accommodation for a family, which is also very flexible, with a double bedroom being situated on the ground floor.

There is a generous sitting room, along with a fitted kitchen and conservatory.

The kitchen has a hob and oven and various storage cupboards.

There is access to the garden from the conservatory.

On the first floor there are three decent bedrooms, along with a family bathroom.

The white suite includes a shower over the bath and a bidet.

To the front of the property there is parking for a couple of cars and the back garden is laid partly to lawn. There is also a garden shed.

The rear garden is well enclosed and there is side access.

North Bersted is a popular residential area just on the outskirts of Bognor Regis. It has some useful shops and there is easy access to the town and also Chichester, which has a good range of shops and restaurants.

The conservatory has been painted white since these photographs were taken, and carpets were newly fitted throughout in 2024.

Directions: from the Royal Oak pub in North Bersted, take the turning at the small roundabout into North Bersted Street. At the next roundabout, turn right into Rowan Way and you will see Addison Way on the left, being the last turning before the next roundabout.

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