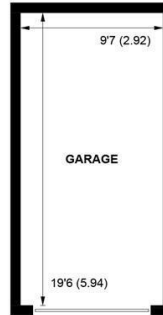




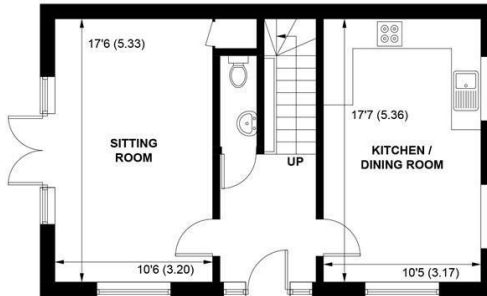
Sims Williams



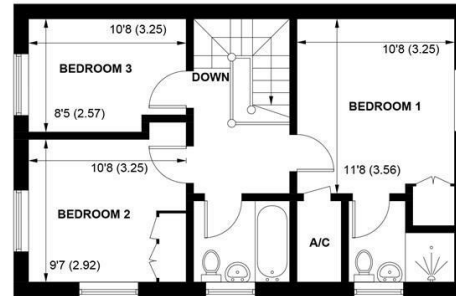
2 ADLINGTON GARDENS, BOGNOR REGIS, WEST SUSSEX, PO21 5GA



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1000 SQ FT / 92.9 SQ M

GARAGE = 185 SQ FT / 17.2 SQ M

TOTAL = 1185 SQ FT / 110.1 SQ M

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

Produced for Sims Williams

£1,695 PCM

2, ADLINGTON GARDENS,
BOGNOR REGIS,
WEST SUSSEX, PO21 5GA

- Former show home offering a higher specification throughout
- Three bedroom detached family home
- Spacious kitchen/dining room
- Separate living room with French doors to the garden
- Principal bedroom with en-suite shower room
- Family bathroom and ground floor cloakroom
- Enclosed, low-maintenance rear garden
- Garage and off-road parking
- Five weeks' rent security deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

This attractive three bedroom detached house was originally the development's show home and offers spacious and well presented accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hall with cloakroom, a generous kitchen/dining room with a range of fitted units and ample space for a dining table, and a spacious sitting room with French doors opening directly onto the rear garden.

To the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room. There are two further bedrooms, with bedroom two also benefiting from fitted storage, together with the family bathroom.

Outside, the property enjoys an attractive and low maintenance rear garden with a combination of paved seating area, gravel and established planting. A garage provides parking and useful additional storage.

Having previously been used as the show home, the property also benefits from a number of decorative finishes and fitted window dressings throughout.

Adlington Gardens is conveniently positioned for a range of local amenities, schools and transport links, with Bognor Regis town centre and railway station approximately one mile away.

IMPORTANT INFORMATION

The property is subject to a number of restrictive covenants which tenants will be required to observe. These include:

The loft is not load bearing and MUST NOT BE USED FOR STORAGE.

No sheds, outbuildings or other structures may be erected in the garden.

The property must be occupied by ONE FAMILY only.

The property must not be used for a trade, business or manufacturing purpose. Home office working is permitted.

The garage and forecourt are for PRIVATE MOTOR VEHICLES only. Commercial vehicles, heavy goods

vehicles, caravans, boats and trailers are not permitted. No advertising boards, signs, placards or hoardings may be displayed at the property. Domestic pets must not be bred at the property or cause a nuisance. Washing must not be hung at the front of the property. Vehicles must not obstruct the footpath.

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

