



8 Wilton House, 37 West Street, Bognor Regis, PO21 1FS

The accommodation comprises a welcoming entrance hall, a bright open-plan living room/kitchen with a west-facing window, a fitted kitchen with oven, gas hob and Viessmann combination boiler, a generous double bedroom, and a modern bathroom with a white suite and shower over the bath.

Ideally located close to the beach, local shops, transport links and the seafront, this attractive apartment offers comfortable and convenient coastal living and is available to let, subject to the usual referencing.

£950 Per month

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- One Double Bedroom
- Lift and stair Access
- Gas central heating
- Stylish First Floor Apartment
- Modern fitted kitchen with gas hob and oven
- Close to town centre and beach
- Distant Sea Views
- Double glazing throughout

Entrance

A secure communal entrance with entry phone system provides access to the building, with both lift and stair access leading to the first floor.

Entrance Hall

6'3" x 3'5" (1.92m x 1.06m)

A welcoming entrance hall with radiator, central heating thermostat and entry phone system. There is a useful built-in storage cupboard housing the electrical consumer unit, with doors leading to all principal rooms.

Open Plan Living Room

18'11" x 12'2" (5.78m x 3.71m)

A bright and spacious open-plan living area enjoying a desirable westerly aspect via a large double glazed window overlooking West Street, with attractive distant sea views beyond. The room provides ample space for both seating and dining areas, making it ideal for relaxing or entertaining.

Kitchen Area

The kitchen is fitted with a range of matching wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap. There is an integrated oven with a four-ring gas hob and extractor hood above, space and plumbing for a washing machine, space for a fridge with freezer compartment, together with a wall-mounted Viessmann combination boiler supplying the gas central heating and hot water. Additional features include a radiator and recessed ceiling downlighters.

Bedroom

12'2" x 12'5" (3.72m x 3.79m)

A generous double bedroom featuring two double glazed windows enjoying a pleasant outlook over West Street with distant sea views. The room is light and airy

throughout and benefits from two radiators, providing ample space for a double bed and a range of bedroom furniture.

Bathroom

6'11" x 5'8" (2.12m x 1.73m)

Fitted with a modern white suite comprising a low-level WC with push-button flush, pedestal wash hand basin and panel enclosed bath with mixer tap and shower over. Further features include a heated towel rail, recessed ceiling downlighters, extractor fan, and part tiled walls, creating a clean and contemporary finish.

Other Information

UNFURNISHED

AVAILABLE DATE: 20.08.2026

COUNCIL TAX BAND: Tax band B

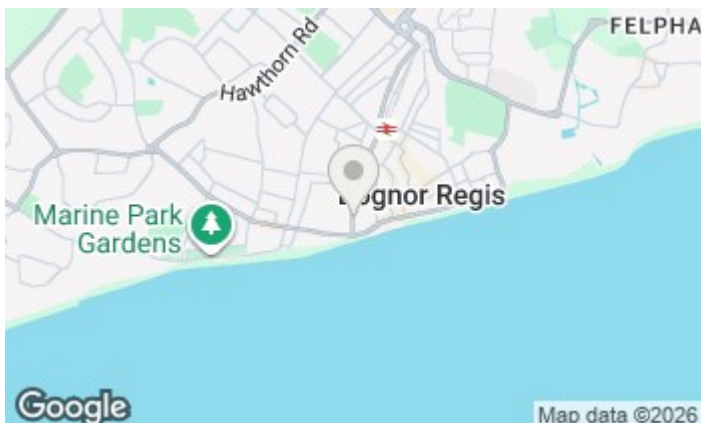
LOCAL AUTHORITY: Arun

PARKING: On Street

HOLDING DEPOSIT: £219.23

DEPOSIT: £1,096.15

TENACY LENGTH: 12 Months



Directions

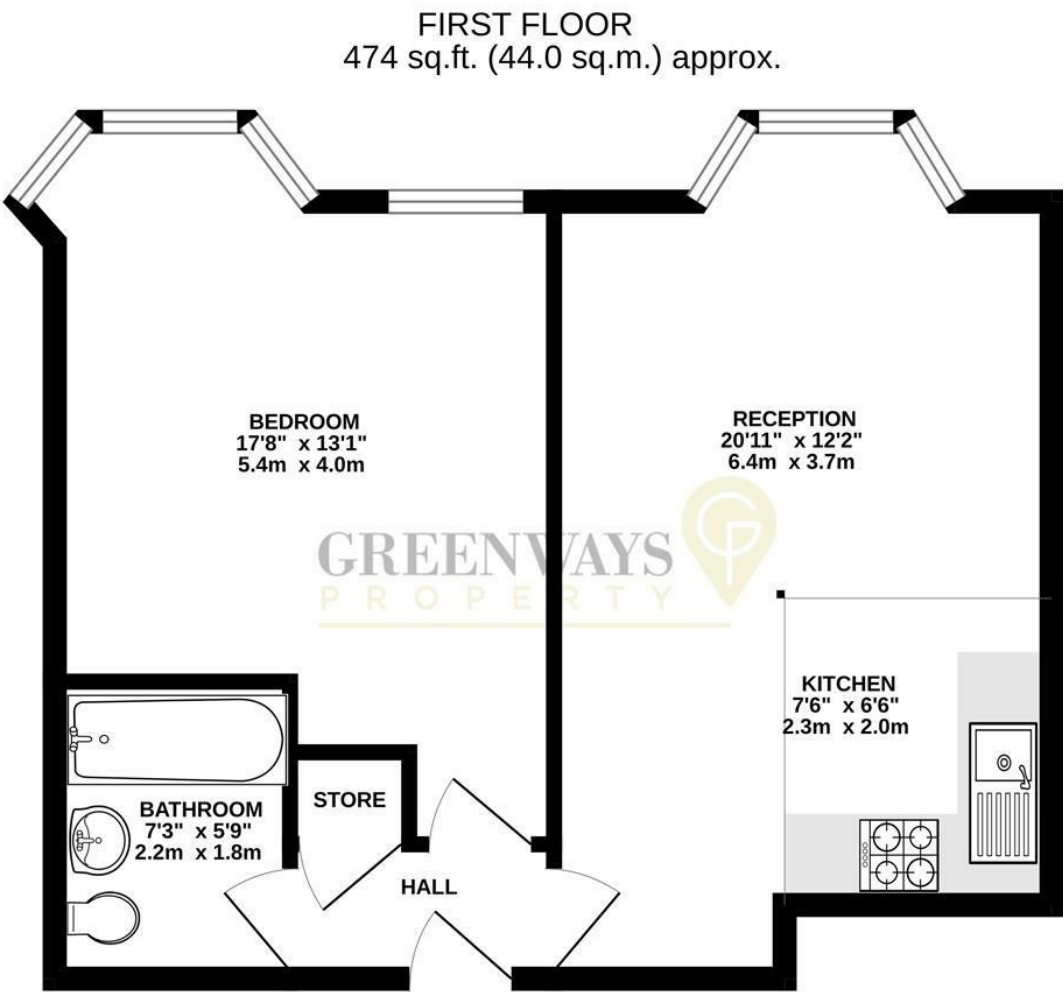
From Bognor Regis Railway Station, proceed south along Longford Road (B2166), continuing on the B2166 for approximately 0.5 km. Turn right into West Street (B2166), where the property will be found after a short distance. Bognor Regis town centre, the seafront, shops, cafés and local amenities are all within easy walking distance.

01273 28 68 98

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TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC