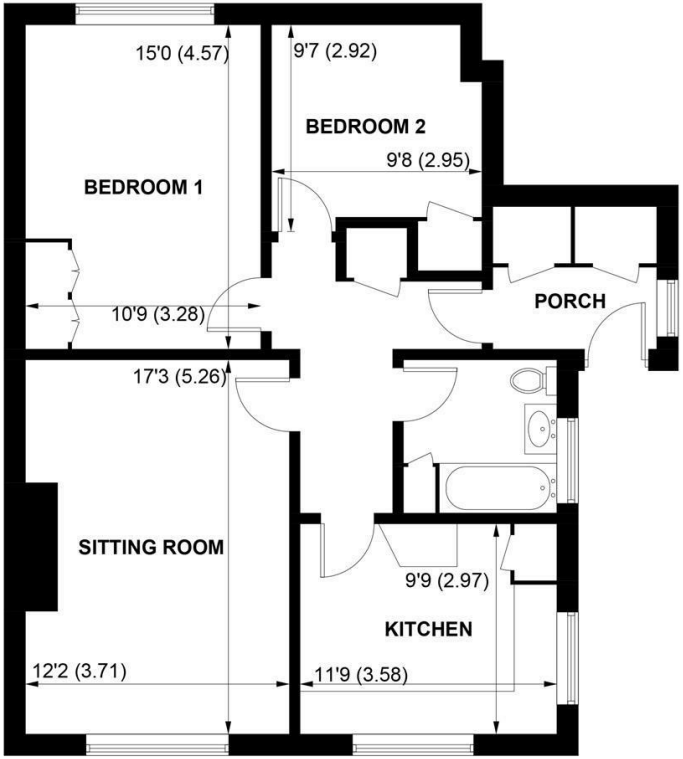
Sims Williams

30 NEW BARN LANE, NORTH BERSTED, BOGNOR REGIS, WEST SUSSEX, PO21 5DN



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 798 SQ FT / 74.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

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£1,150 PCM

30, NEW BARN LANE, NORTH BERSTED BOGNOR REGIS, WEST SUSSEX, PO21 5DN

- Ground Floor Apartment
- Residential Area
- Entrance Hall
- Kitchen
- Large Reception Room
- Two Double Bedrooms
- Bathroom
- Communal Garden & On Street Parking
- Deposit: Five Weeks' Rent

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = B

This ground floor apartment has excellent accommodation, which is both well presented and also very spacious.

There is an entrance porch with useful storage cupboards, leading to the inner hall. This also has useful storage.

The sitting room is of an excellent size and has an attractive outlook over the front. There is also a gas fire.

The kitchen has a range of fitted storage units, including a fridge/freezer. There is space for a washing machine.

The main bedroom is a very generous double room and it also has two wardrobes. It enjoys an outlook over the rear, communal garden.

The second bedroom is a smaller double room, with a single fitted wardrobe.

The bathroom has a modern suite with shower over the bath.

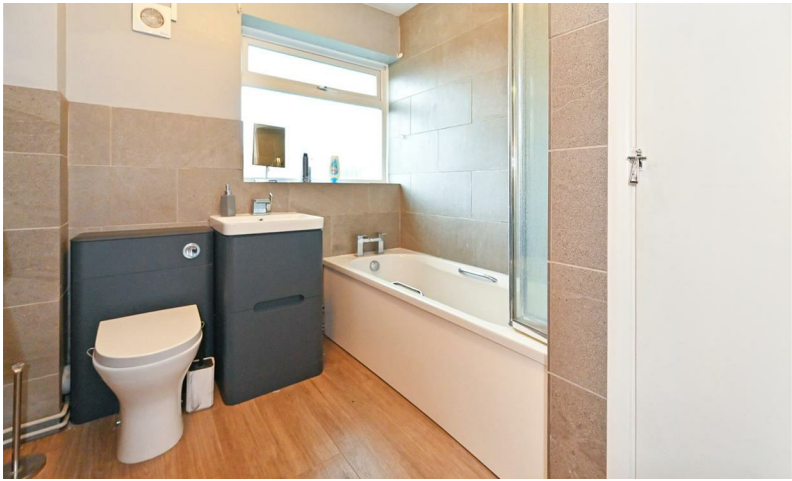
Communal gardens & on street parking. Gas central heating & double glazing.

North Bersted is a popular residential area on the outskirts of Bognor Regis. There are some useful local shops and takeaways and Bognor itself has a wider range of shops and facilities, as well as the popular beach.

Chichester is only a few miles to the west and has lots of interesting shops, restaurants and cultural amenities, including Pallant House Gallery and the Festival Theatre. Sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour.

Directions: from the Royal Oak on the mainA259, proceed west towards Chichester. You will see the turning on the left to New Barn Lane after a short distance.

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