



## **Flat 2, 5 Longford Road, Bognor Regis, PO21 1AA**



**Price £650 pcm**

Fully refurbished One Bedroom First Floor Flat to rent in Bognor Regis

- Fully Refurbished
- Brand New Kitchen
- Close to Station
- Immaculate Presentation
- One Bedroom
- Brand New Shower Room
- Close to Town Centre
- Internal Viewing Recommended

This Fully Refurbished One Bedroom First Floor Flat is located on Longford Road in Bognor Regis.  
 The property has just been Renovated to a high standard and is located conveniently close to Bognor Regis Railway Station and just a short walk from Bognor Regis Town Centre.

The Accommodation comprises of:

- Brand New Kitchen with built in oven and hob.
- Refurbished Lounge/Diner
- One Bedroom.
- Brand New Shower Room.

The property further benefits from Gas Fired Central Heating and Double Glazing.

Available From: Now  
 EPC Rating: TBC  
 Council Tax Band: A  
 Deposit Required: £750.00

WE REGRET THAT PETS, SMOKERS AND HOUSING BENEFIT WILL NOT BE ACCEPTED FOR THIS PROPERTY.

Viewings strictly by appointment booked via the agents



Total Approx. Floor Area 413 Sq.Ft. (38.4 Sq.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 Plus) <b>A</b>	(92 Plus) <b>A</b>
(81-91) <b>B</b>	(81-91) <b>B</b>
(69-80) <b>C</b>	(69-80) <b>C</b>
(55-68) <b>D</b>	(55-68) <b>D</b>
(39-54) <b>E</b>	(39-54) <b>E</b>
(21-38) <b>F</b>	(21-38) <b>F</b>
(1-20) <b>G</b>	(1-20) <b>G</b>
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(12 Plus) <b>A</b>	(12 Plus) <b>A</b>
(81-91) <b>B</b>	(81-91) <b>B</b>
(69-80) <b>C</b>	(69-80) <b>C</b>
(55-68) <b>D</b>	(55-68) <b>D</b>
(39-54) <b>E</b>	(39-54) <b>E</b>
(21-38) <b>F</b>	(21-38) <b>F</b>
(1-20) <b>G</b>	(1-20) <b>G</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

1 New Parade, East Wittering, Chichester, West Sussex, PO20 8EA  
 Tel: 01243 670765 | Email: [lettings@astonsofsussex.co.uk](mailto:lettings@astonsofsussex.co.uk)  
[www.astonsofsussex.co.uk](http://www.astonsofsussex.co.uk)