



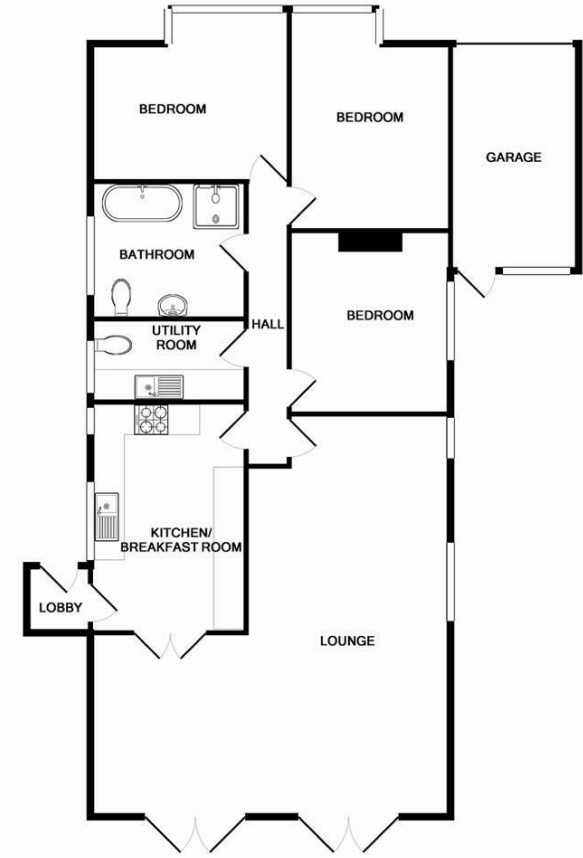
Available Now with a Long Term Let!

This Detached Bungalow is offered to the rental market in excellent condition throughout having been refurbished to a high standard in our opinion. The property comprises of three double Bedrooms, a modern fitted and extensive Kitchen, a Utility Room, a spacious Lounge / Dining Room and a modern fitted Bathroom. Further benefits include UPVC double glazing and gas fired central heating throughout. Outside to the Rear is a secluded westerly facing Garden which is mainly laid to lawn and to the Front there is a Garage and Driveway.

Housing Benefit is considered providing the Tenant has a suitable Guarantor in place.

Pets are not considered for this property.

27 Lion Road, Nyetimber, Bognor Regis, West Sussex, PO21 3LA
£1,300 PCM |



TOTAL APPROX. FLOOR AREA 1365 SQ.FT. (126.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix 62011

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			
(85-94) B			
(75-84) C			
(65-74) D			
(55-64) E			
(45-54) F			
(35-44) G			
Not energy efficient - higher running costs			
England & Wales		72	74
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(10-45) A			
(46-65) B			
(66-85) C			
(86-105) D			
(106-125) E			
(126-145) F			
(146-165) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		71	72
EU Directive 2002/91/EC			

Viewing Strictly By Appointment through Whitlocks Estate Agents

NOTE – Gas or electric appliances, boiler, central heating system or any other services or appliances which may be at the property have not been tested.

IMPORTANT NOTICE – PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Whitlocks Estate Agents wishes to inform prospective purchasers, that these sales particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested any of the services, appliances, equipment or facilities are in good working order. Any area, distances, measurements or floor plans are referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a purchase please contact the office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings.