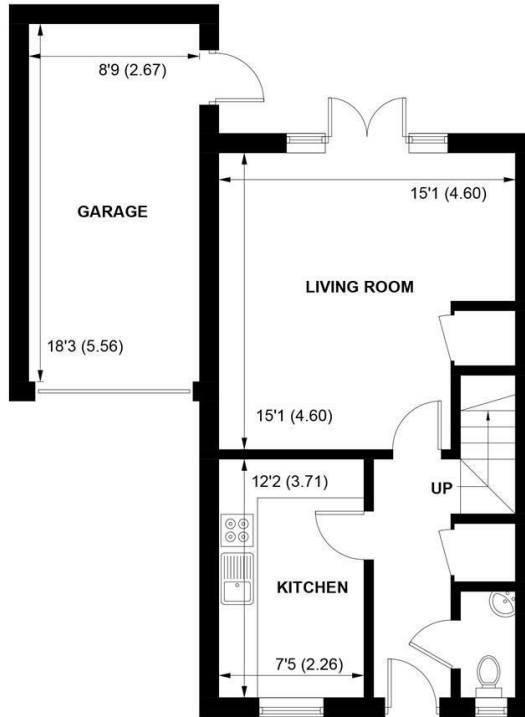


SW

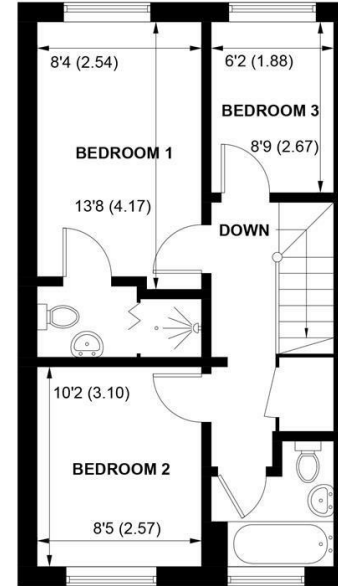
Sims Williams



19 BLACKBERRY COPSE, FELPHAM, WEST SUSSEX, PO22 8GP



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 841 SQ FT / 78.1 SQ M  
 GARAGE = 159 SQ FT / 14.8 SQ M  
 TOTAL = 1000 SQ FT / 92.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©  
 Produced for Sims Williams

# £1,450 PCM

19, BLACKBERRY COPSE,  
FELPHAM,  
WEST SUSSEX, PO22 8GP

- Three Bedroom House
- Modern Kitchen
- Good Size Lounge
- Master Bedroom With En Suite
- Family Bathroom
- Cloakroom
- Garage & Driveway
- Enclosed Rear Garden
- Five Weeks Rent Security Deposit

## EPC RATING

Current = B

Potential = A

## COUNCIL TAX BAND

Band = D

Three bedroom house on a popular development to the north of Felpham Village. This lovely home briefly comprises of modern fitted kitchen, living room with doors onto the garden, downstairs WC, main bedroom with en-suite, double bedroom, single bedroom, family bathroom, rear landscaped garden, garage and driveway.

Once inside the property you are welcomed in to the hallway with cloakroom and storage cupboard. Access to the kitchen, lounge and stairs to the first floor. The kitchen comprises of a modern kitchen with eye and base level units, integrated electric oven and gas hob with extractor over.

The lounge is a lovely room with doors leading to the garden and storage cupboard under the stairs.

The master bedroom is a double room with en suite comprising of shower cubicle and white basin & W.C. There is a further double bedroom and single bedroom.

The family bathroom comprises of a white suite with shower over bath, this is a low level hand shower. On the landing is a storage cupboard.

The property benefits from an enclosed rear garden with rear access. There is access to the garage which has an up and over door and power. There is parking in front of the garage.

Neutral decor throughout along with gas central heating and double glazing.

*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.*



