

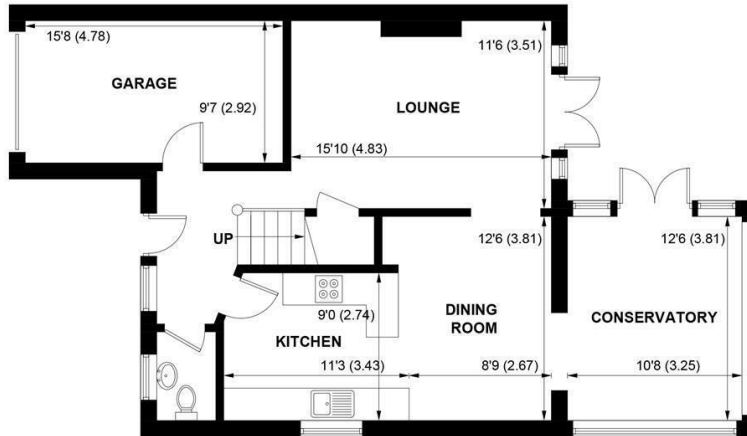


Sims Williams



20 WOODSIDE, BARNHAM, WEST SUSSEX, PO22 0LB





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1412 SQ FT / 131.1 SQ M  
(INCLUDING GARAGE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©  
Produced for Sims Williams**

# £1,750 PCM

20, WOODSIDE,  
BARNHAM,  
WEST SUSSEX, PO22 0LB

- Detached Modern House
- Entrance Hall & Cloakroom
- Stylish Modern Kitchen
- Ground Floor Cloakroom
- Four Generous Bedrooms
- Two Bathrooms (One En - Suite)
- Garage & Parking
- Southerly Rear Garden
- Five Week Security Dposit

## EPC RATING

Current = B

Potential = A

## COUNCIL TAX BAND

Band = E

Offering over 1,400 sq feet of space, the house has been very well maintained and offers a really comfortable home for a family. The spacious entrance hall has a useful cloakroom and also access to the garage. This incorporates a utility area.

The living room enjoys a lovely southerly aspect and has double doors opening onto the rear garden. There is an archway through to the adjacent kitchen/dining room, which in turn opens to the double glazed conservatory, which overlooks the rear garden. The conservatory is a super family room, which can double up as a dining area.

The kitchen/dining room is fitted with modern units and has a contemporary feel, being open plan.

On the first floor there are four bedrooms, three of which are double rooms. The master bedroom has an en - suite shower room.

The family bathroom is fitted with a smart, modern suite. This includes a shower over the bath, along with white sanitary ware.

Outside the southerly rear garden is mainly to lawn and is well enclosed by a brick wall on each side. There is also a decking area and there is a side access. Please note that one pet will be considered.

*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.*



