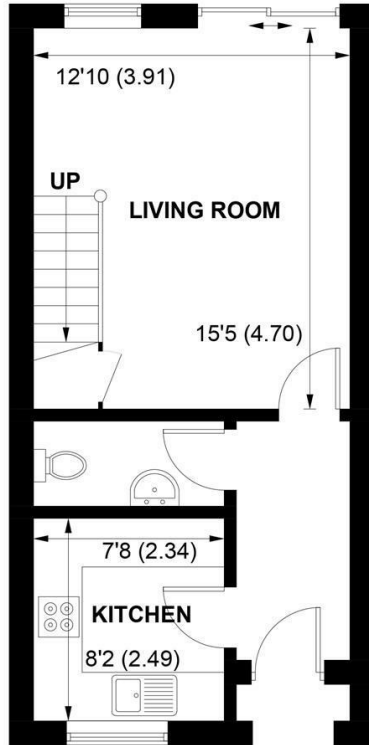


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

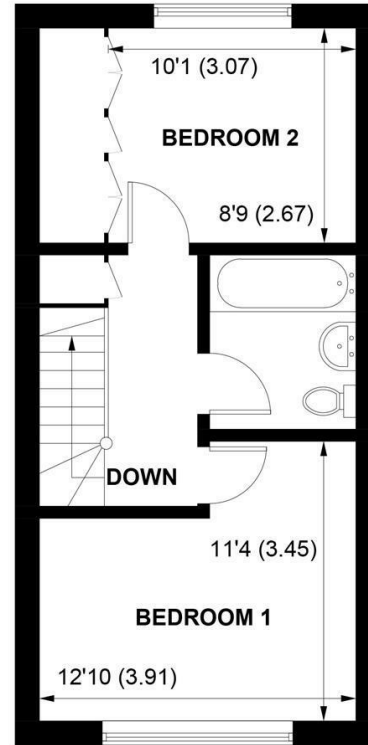
Sims Williams



6 PIPERS MEAD, BIRDHAM, WEST SUSSEX, PO20 7BJ



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 709 SQ FT / 65.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
Produced for Sims Williams

£1,225 PCM

6, PIPERS MEAD,
BIRDHAM,
WEST SUSSEX, PO20 7BJ

- Refurbished Terraced House
- Village Location
- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen
- Two Double Bedrooms & Bathroom
- Landscaped Garden & Parking
- Available End May 2024
- Deposit: Five Weeks' Rent

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

This attractive, terraced house is located in a super spot, being in a small cul de sac in the ever popular village of Birdham.

There is an entrance hall and cloakroom on the ground floor, as well as a kitchen. This has fitted cupboards and space for white goods, as well as a gas hob with oven below.

The sitting room is of a decent size and has access to the rear garden. On the first floor, there are two good bedrooms, along with a bathroom.

The suite consists of a bath with shower over, basin and w.c.

Outside, there is parking to the front. The rear garden has been totally landscaped (2022) and is almost maintenance free. There are patio and gravelled areas.

It is well enclosed by fencing.

Birdham is a highly desirable coastal village, boasting a marina, village shop and church.

The stunning beach at West Wittering is just down the road and Chichester to the north, offers a wide range of shops, restaurants and cafes.

There are lots of sporting activities in the area, such as sailing at Chichester Harbour and golf and racing at Goodwood. There are also some stunning walks along the coast.

Cultural amenities include Pallant House Gallery and the Festival Theatre.

Directions

From Chichester, proceed south towards Birdham. Continue down the Birdham Straight and at the end, where the small roundabout is, take the second exit towards West Wittering.

The entrance to Piper's Mead will be on the left hand side, 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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

