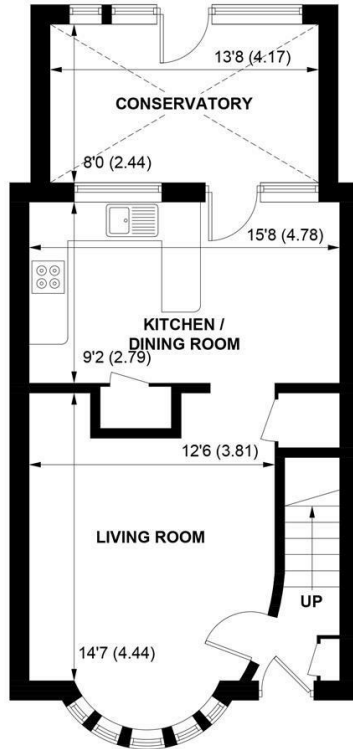
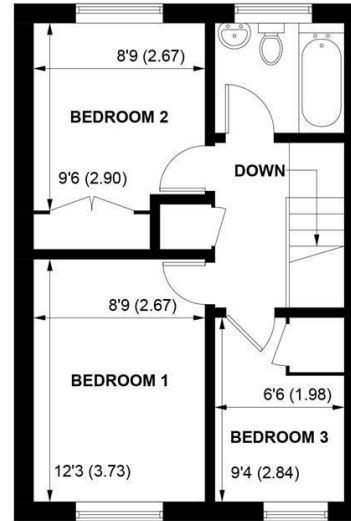




12 STEPSWOOD WAY, BARNHAM, WEST SUSSEX, PO22 0LA



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 903 SQ FT / 83.9 SQ M

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

£1,350 PCM

12, STEMPSWOOD WAY,
BARNHAM,
WEST SUSSEX, PO22 0LA

- Mid - Terrace House
- Entrance Lobby
- Sitting Room
- Kitchen/Breakfast Room
- Conservatory
- Three Bedrooms
- Bathroom Garden
- Garage
- Deposit: Five Week's Rent

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

This smart, terraced house is the ideal home for a young family. Situated in a pleasant cul de sac, the house is presented in good decorative condition.

The sitting room has a pleasant outlook over the front and leads to the kitchen/breakfast room. There is a cooker and space for white goods.

There is a useful conservatory to the rear, which has access to the rear garden.

There are three bedrooms on the first floor, two of which are double rooms. The bathroom consists of a modern suite, with a shower over the bath. Outside, the garden is well enclosed to the rear, being laid mainly to lawn. There is also a garage with the property. There is informal parking in nearby Nursery Close.

Barnham itself enjoys a strong sense of community, well served by two primary schools and two secondary schools, all with good OFSTED ratings.

The village centre has a good range of shops, with plenty more shops, bars and restaurants on offer in nearby Chichester only a short drive, train or bus ride away. It has excellent transport links by train to London, Brighton, Southampton and Portsmouth. The A27 is easily accessed and is the main road route between Portsmouth and Brighton.

Directions: from the train station, proceed east on the Yapton Road, taking the first turning on the left into Lake Lane. Proceed for a few hundred yards, turning left into Kingsmill Road. Bear left into Farnhurst Road and continue all the way round until you see the turning on the right into Nursery Close. If you park at the end, there is a walk way through to Stempswood Way.

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.

