

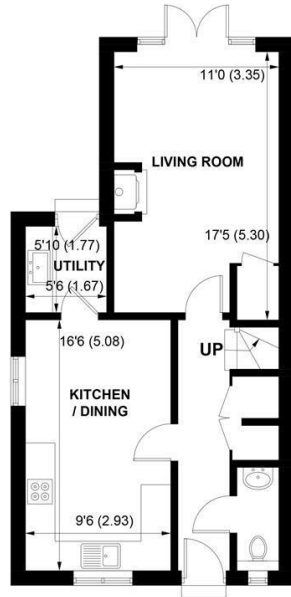
*SW*

Stiles Williams

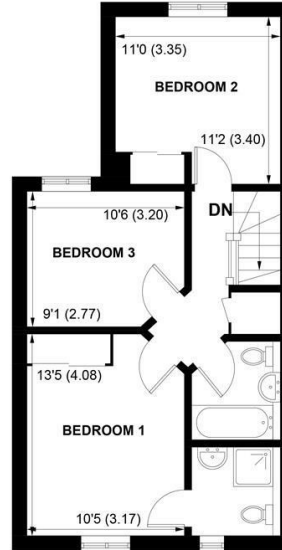


1 CHURCH VIEW THE STREET, WALBERTON, WEST SUSSEX, BN18 0PG





**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 1039 SQ FT / 96.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017 ©  
Produced for Sims Williams

# £1,500 PCM

1 CHURCH VIEW, THE STREET,  
WALBERTON,  
WEST SUSSEX, BN18 0PG

- Semi Detached House
- Living Room With Woodburner
- Good EPC Rating
- Fitted Kitchen/Diner
- Utility Room & Cloakroom
- 3 Good Size Bedrooms
- En Suite & Family Bathroom
- Landscaped Gardens & Parking
- Five Week Security Deposit

## EPC RATING

Current = B

Potential = A

## COUNCIL TAX BAND

Band = D

This traditionally built semi - detached house occupies a great position in the heart of the village.

It is presented in very good condition and presents an ideal opportunity for tenants seeking a comfortable home in a village environment.

The spacious accommodation includes an entrance hall with cloakroom and large storage cupboard. Bright living room with wood burning stove, further storage and double doors opening onto the garden.

The kitchen/dining room is fitted with a Sheraton kitchen with Bosch and Neff appliances, has a spacious dining area and door to the utility room, which in turn opens to the garden.

On the first floor there are three good size bedroom.

Bedrooms 1 and 2 have fitted wardrobes with bedroom 1 also benefiting from an en suite shower room. There is a family bathroom fitted with Villeroy and Boch white sanitary ware, Vado chrome fittings and Porcelanosa ceramics.

Outside, the fully landscaped gardens has sandstone patio and pathways and garden shed together with external lighting, power and tap. The property also has 2 allocated parking spaces.

One pet may be considered.

The village has a local school, a parade of shops, a public house and a really useful parade of shops. The nearby village of Barnham has a mainline station to London Victoria, as well as a good selection of shops and restaurants/takeaways. There is also a primary school.

Directions: from our office in the parade, proceed west for a short distance into The Street and you will see the house on the left 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.*

