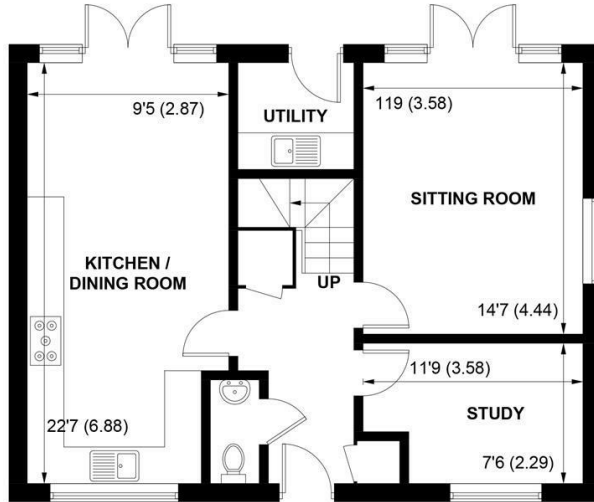


The logo consists of the letters 'SW' in a stylized, white, cursive font on a dark blue square background.

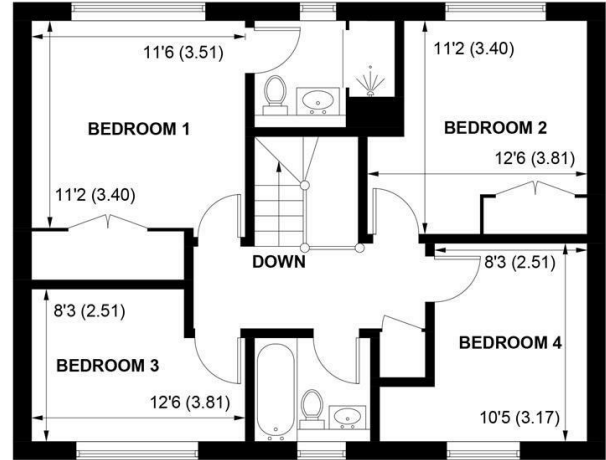
Sims Williams



14 TERN CRESCENT, SHOPWYKE LAKES, CHICHESTER, WEST SUSSEX, PO20 2EP



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1359 SQ FT / 126.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£1,995 PCM

14, TERN CRESCENT,
SHOPWYKE LAKES CHICHESTER,
WEST SUSSEX, PO20 2EP

- Four Bedroom Detached House
- Three Reception Rooms
- Modern Fitted Kitchen
- Master Bedroom with En Suite Shower Room
- Three Further Double Rooms
- Family Bathroom
- Enclosed Rear Garden
- Garage & Driveway Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = E

The property comprises of entrance hall with ample storage, ground floor cloak room, kitchen/dining room, utility room, two reception rooms, four bedrooms, en suite shower room, family bathroom and garage with driveway.

The entrance hall is of a good size with a coat cupboard and large under stairs storage cupboard. The ground floor cloakroom comprises of a white basin and W.C.

The kitchen/dining room is a delightful room offering ample space for all of the family. The kitchen has eye and base level cupboards, integrated dishwasher, fridge/freezer, double electric oven and five ring gas hob with extractor hood over. The dining area is of a lovely size and has patio doors leading to the garden. The utility room has base level cupboards, sink and space and plumbing for both washing machine and tumble drier. There is a further door to the garden.

There are two reception rooms to the ground floor. the lounge is of a good size with patio doors overlooking the garden also benefitting from a dual aspect. There is a further reception room which could be used as a study which is situated to the front of the property.

Upstairs are four double bedrooms. The master is located to the rear of the property and has built in double cupboards and an en suite shower room comprising of double shower cubicle, white W.C. and basin with vanity unit underneath.

The second bedroom is a double also benefitting from built in storage. There are two further bedrooms both of a generous size.

The family bathroom consists of a white suite with a hand held shower head for hair washing/rinsing and a vanity unit under the sink.

On the landing is an airing cupboard offering storage.

Outside is an enclosed rear garden with both patio area and lawn. From the garden access to the driveway can be found as well as a door to the garage which benefits from power and light. There is driveway parking for two cars to the side of the property. There are visitors bays located in the road.

The property is neutrally decorated throughout and has gas central heating and double glazing.

With regret no pets are permitted at the property.

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

