

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

Sims Williams



EDGE O`BEYOND ELMER ROAD, ELMER, WEST SUSSEX, PO22 6HZ



Ground Floor



First Floor

APPROXIMATE GROSS INTERNAL AREA = 1559 SQ FT / 144.8 SQ M

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

£2,950 PCM

EDGE O`BEYOND, ELMER ROAD,
ELMER,

WEST SUSSEX, PO22 6HZ

- Newly Built House
- Living Room onto Deck
- Superb Kitchen/Dining Room
- Integrated Appliances
- Utility Room & Cloakroom
- 4 Good Size Bedrooms
- En Suite & Family Bathroom
- Large Deck & Balcony
- Five Week's Rent Security Deposit

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = E

With wood flooring through the ground floor, carpeting to the stairs and first floor and a neutral colour scheme throughout, this stunning family home is ready to move straight into.

The spacious accommodation comprises entrance hall with utility room, cloakroom and under stair cupboard. There is a door to the south facing living room, which has sliding doors opening to the substantial deck with a walkway down onto the beach.

Glazed double doors open to the spacious kitchen/dining room. The kitchen is fitted with a good range of white gloss units with stainless steel oven, hob and extractor and integrated dishwasher and fridge/freezer. There is ample room for a dining table and chairs with views of the beach and along the coast.

On the first floor there are 4 bedrooms. The master bedroom has an en suite shower room and glazed doors onto the balcony. Bedroom 3 also opens onto the balcony.

The family bathroom is fitted with a contemporary white suite comprising panel bath, wash basin and WC, and has attractive floor and wall tiling.

Outside, the spacious south facing deck is fenced with access onto the foreshore. There are steps down off the deck to the side access which leads round to the front of the property, where there is gated driveway parking and a small lawned garden.

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.

