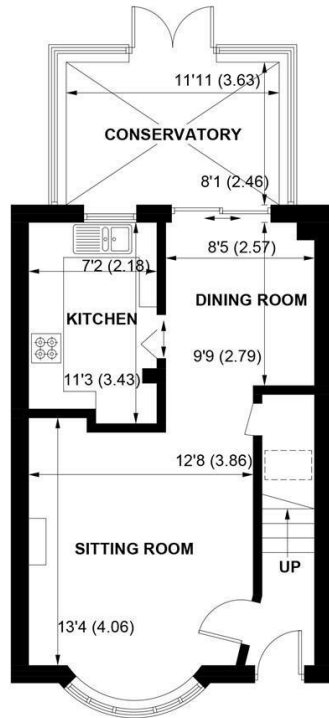


SW

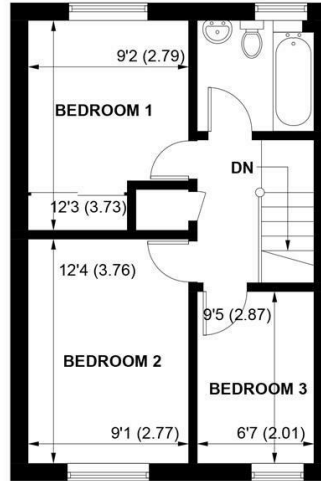
Sims Williams



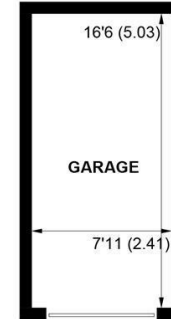
18 STEMPSWOOD WAY, BARNHAM, WEST SUSSEX, PO22 0LA



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 923 SQ FT / 85.8 SQ M

GARAGE = 130 SQ FT / 12.1 SQ M

TOTAL = 1053 SQ FT / 97.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

£1,395 PCM

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

- Cul De Sac Location
- Lounge/Dining Room
- Fitted Kitchen
- Conservatory
- 3 Bedrooms
- Modern Family Bathroom
- Westerly Rear Garden
- Garage To Rear
- Deposit: Five Weeks' Rent

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

Situated in a quiet cul de sac within easy reach of the facilities in Barnham, which include school, shops and mainline train station.

This Georgian style staggered terraced house is offered to let in superb decorative order throughout and provides accommodation ideal for a young family. It may also suit a professional couple.

The ground floor comprises, entrance hall, lounge with bow window, under stair storage cupboard and opening to the dining room which in turn opens onto the conservatory.

The kitchen has been refitted with a range of modern cream fronted units with space for various appliances including an oven with extractor unit above and plumbing for both washing machine and dishwasher.

On the first floor there are 3 bedrooms, 2 of which are double rooms. The tiled modern bathroom is fitted with a white suite comprising panelled bath with shower over, washbasin and WC.

Outside the rear garden is a particular feature being part to raised lawn with attractive patio area, borders and storage shed. There is also pedestrian access to the garage compound. The front garden is open plan to lawn.

The garage is situated in the compound to the rear and has both power and light.

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

