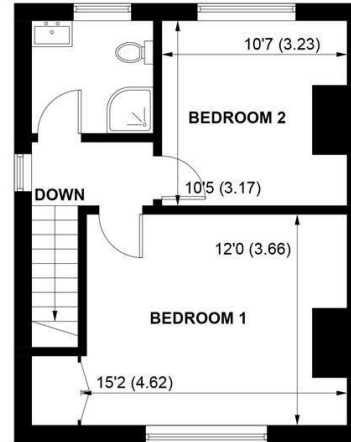


GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 954 SQ FT / 88.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

£1,350 PCM

THE HOLLIES, THE STREET,
WALBERTON,
WEST SUSSEX, BN18 0PH

- Two Bedroom House
- Two Reception Rooms
- Traditional Kitchen
- Two Double Bedrooms
- Family Shower Room
- Enclosed Rear Garden
- Two Parking Spaces
- Village Location
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = D

Lovely two bedroom property located within Walberton village with two off road parking spaces to the rear of the property.

The property has a few steps leading to the front garden and mainly laid to lawn leading to the porch and front door.

Upon entering the property there is a hallway with access to all rooms and stairs to the first floor. To the right is the lounge with bay window and feature fire place. There is a small area of open under stairs storage and the cloakroom with white basin with vanity storage underneath and W.C.

The dining room is a large dual aspect room with built in storage cupboards either side of what was once the fire place.

The kitchen comprises of eye and base level cupboards, electric cooker with double oven, white goods that can remain if required to include, fridge/freezer, washing machine and dishwasher. There is a pantry cupboard within the kitchen offering additional storage. Door leading to the garden.

Upstairs are two double bedrooms and the bathroom. The master bedroom is a large bright double overlooking the front of the property with built in storage. There is a second double room.

The bathroom comprises of a shower cubicle and white basin and W.C.

To the rear of the property is a enclosed garden which is separated in to two areas by a wall. From the kitchen is a shingled area and side access with storage shed. The garden is mainly laid to lawn and there is a path leading to the secondary area which has mature shrubs and bushes. There is a gate leading to the parking area. The property benefits from two parking spaces.

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

One pet may be considered with an additional £25pcm.

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

