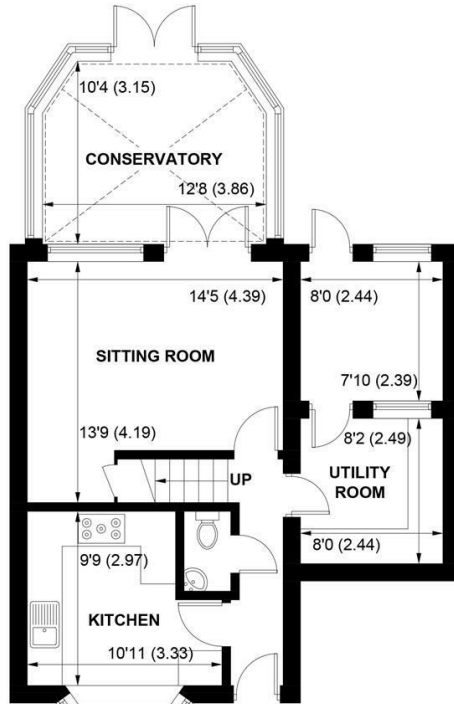


SW

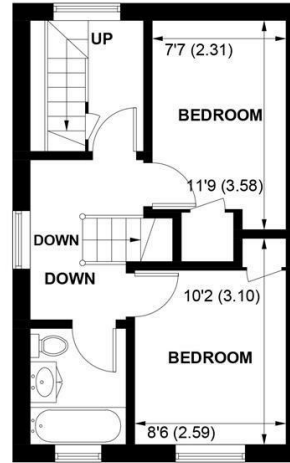
Sims Williams



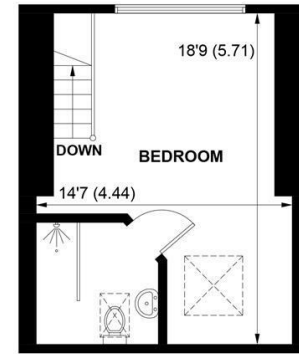
6 MAY CLOSE, CLIMPING, WEST SUSSEX, BN17 5TF



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1237 SQ FT / 114.9 SQ M

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

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

Tel 01243 836055
lettings@simswilliams.co.uk
simswilliams.co.uk

£1,695 PCM

6, MAY CLOSE,
CLIMPING,
WEST SUSSEX, BN17 5TF

- Renovated Modern House
- Quiet Cul De Sac
- Entrance Hall & Cloakroom
- Modern Kitchen & Utility Room
- Sitting Room & Study/Playroom
- Conservatory
- Three Bedrooms & Two Bathrooms
- Off - Road Parking & Large Garden
- Deposit: Five Weeks' Rent

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

This fantastic modern house has been carefully upgraded recently and it now offers prospective tenants the chance to rent a super home, with modern comforts.

High quality flooring has been installed in the kitchen and other rooms and there is underfloor heating.

On the ground floor, there is an entrance hall, cloakroom, sitting room and kitchen, as well as a utility room and study/play room.

There is also a very useful conservatory which leads onto the garden. The house is set in a cul de sac location.

The second floor consists of a superb double bedroom, along with a stylish en - suite shower room.

There are some super views from the main bedroom, which is of an excellent size.

On the first floor there are two decent bedrooms, plus a family bathroom.

Outside, there is ample parking for several cars.

The rear garden is a real feature, being of an unusually good size for a modern house.

N B The owner will consider accepting a pet.

It is laid mainly to lawn and there is also a seating area at the foot of the garden, to take advantage of the evening summer sun.

The house has under floor heating.

Climping is a small hamlet situated just to the south of Yapton. It has a public house and a beautiful beach, as well as the popular Bailiffs Court Country Club.

There is a good selection of shops in nearby Barnham, which has a mainline station to London Victoria.

There are good schools in the area, both primary and secondary.

Directions: from the Oyster Catcher on the A259, proceed north along Yapton Road, Climping turning right into Horsemere Green Lane.

The turning for May Close will be on your right hand side. The house will be found on your left.

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

