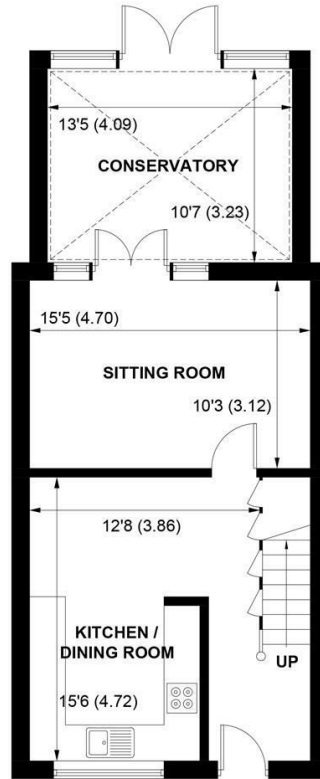




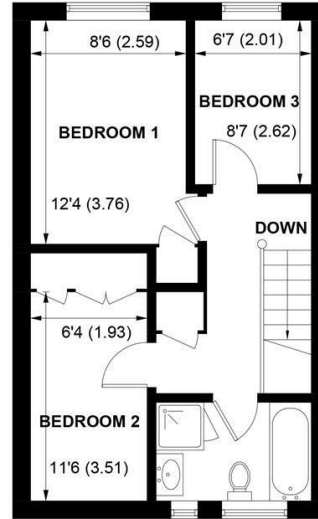
Sims Williams



32 GILES CLOSE, YAPTON, WEST SUSSEX, BN18 0LG



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 975 SQ FT / 90.6 SQ M
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
 Produced for Sims Williams

£1,295 PCM

32, GILES CLOSE,
YAPTON,
WEST SUSSEX, BN18 0LG

- End Of Terrace House
- Modern Bathroom
- Modern Fitted Kitchen/Diner
- Good Size Living Room
- Conservatory
- 3 Bedrooms
- Westerly Garden
- Pet Considered
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = B

This three bedroom end of terrace house is situated in a cul de sac location in the popular village of Yapton.

The accommodation consists of a spacious hallway with fitted cupboards under the stairs.

The fitted kitchen/diner comprises a range of units and integrated combi microwave, oven, gas hob, fridge/freezer and washing machine.

There is a fitted sitting area and space for table and chairs. The lounge opens onto the conservatory with has fitted units and a tiled floor.

Upstairs there are 3 good size bedrooms, 2 being doubles with fitted wardrobes. The bathroom comprises of a white suite with separate shower cubicle.

Outside the front of the property is laid to lawn but could easily be made into off road parking subject to the necessary permissions. The rear garden has patio areas and is mostly laid to lawn with new fencing.

Directions

From the shops at Main Road, Yapton head east and take the second exit off the mini roundabout into Bilsham Road. Turn right into Loveys Road. Continue along Loveys Road bearing right and then left, turning left into Giles Close.

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

