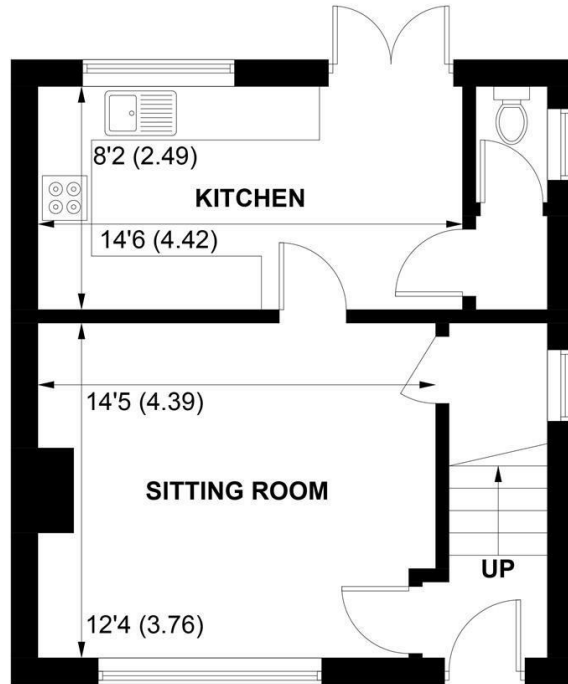




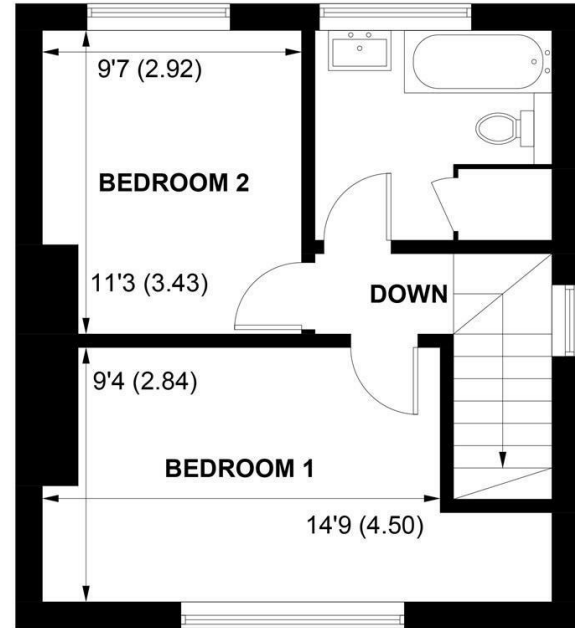
Sims Williams



19 WESTBANK NORTH END ROAD, YAPTON, WEST SUSSEX, BN18 0DW



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 789 SQ FT / 73.3 SQ M

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

CHICHESTER OFFICE

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£1,200 PCM

19 WESTBANK, NORTH END ROAD,
YAPTON,
WEST SUSSEX, BN18 0DW

- End of Terrace Cottage
- Semi Rural Location
- Lounge with Open Fire
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- West Facing Garden
- Electric Heating
- Five Weeks Rent Security Deposit

EPC RATING

Current = E
Potential = B

COUNCIL TAX BAND

Band = C

Two bedroom semi detached cottage in semi rural village location within easy reach of local amenities.

The property consists of lounge, kitchen, cloak room, two double bedrooms and family bathroom.

On the ground floor is a large lounge with working open fire and features the original wooden flooring.

The kitchen has eye and base level wooden cupboards integrated electric oven and hob with extractor over, space for fridge/freezer, and space and plumbing for washing machine. From the kitchen is access to the cloak room and also the rear garden.

Upstairs are two double bedrooms and the family bathroom comprising of a white suite with shower over bath.

Large rear garden which is westerly facing.

The property benefits from neutral décor, double glazing and newly fitted electric heating.

There is on street parking to the front of the property.

Pets considered

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

