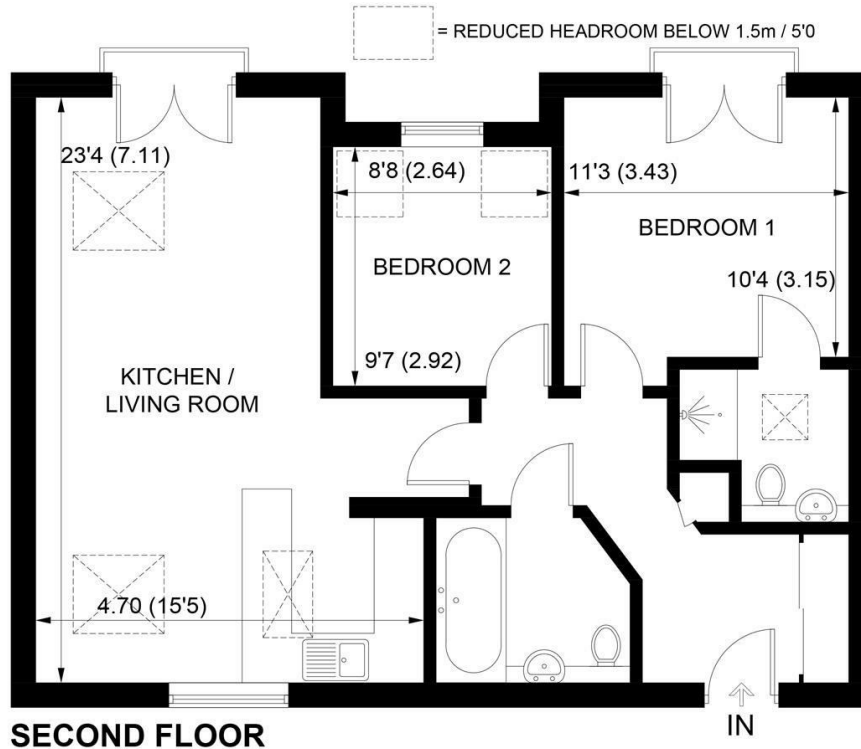


*SW*

Sims Williams



17 WEST VIEW GARDENS, YAPTON, WEST SUSSEX, BN18 0JS



APPROXIMATE GROSS INTERNAL AREA = 739 SQ FT / 68.7 SQ M

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

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# £1,150 PCM

17, WEST VIEW GARDENS,  
YAPTON,  
WEST SUSSEX, BN18 0JS

- Two Bedroom Apartment
- Second Floor
- Open Plan Kitchen/Lounge
- Master Bedroom with En Suite
- Ample Storage
- Lovely Views
- Allocated Parking Space
- Village Location
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = B

Delightful purpose built second floor flat with secure communal entrance located in quiet residential close with lovely views.

Stairs leading to the second floor and entrance to the property. Upon entering there is a large storage cupboard and further airing cupboard within the hallway.

The lounge is located to the rear of the property and is a large size room with Upvc doors with a Juliet balcony overlooking the communal garden. The open plan kitchen has a modern finish with eye and base level cupboards and some integrated appliances.

The master bedroom is a double room with built in wardrobe and en suite shower room. There is a further bedroom.

The family bathroom comprises of a white suite with hand rinser shower over the bath, vanity style sink and W.C.

Outside are communal gardens and designated parking space.

The property is neutrally decorated throughout and has gas central heating and double glazing throughout. Decoration and carpets being updated July 2025.

The property is a short walk to local amenities.

*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.*

