

SW

Sims Williams



44 OUTERWYKE ROAD, FELPHAM, WEST SUSSEX, PO22 8NF



APPROXIMATE GROSS INTERNAL AREA = 1274 SQ FT / 118.4 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams**

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£1,600 PCM

44, OUTERWYKE ROAD,
FELPHAM,
WEST SUSSEX, PO22 8NF

- Detached Bungalow
- Village Location
- Entrance Hall
- Kitchen & Utility Room
- Large Reception Area
- Three Bedrooms & Two Bathrooms
- Garage & Off - Road Parking
- Extensive Garden
- Deposit: Five Weeks' Rent

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = E

This detached bungalow was refurbished in 2023 in a tasteful, neutral style and provides spacious accommodation.

There is an entrance hall, which leads to the sitting room and a dining area. The kitchen has various storage units, as well as an oven/ hob and some white goods, which are being left as a gesture of goodwill. There is also a handy utility room.

There are three good size bedrooms, a bathroom and separate shower room located off of the Utility room.

To the front of the property, there is a driveway, which leads to the single garage. There is also an area of lawn to the front, well enclosed by flower borders. The rear garden is split into two sections, there is a formal area, consisting of a lawn, patio and numerous borders, giving it plenty of colour. Pets are considered.

The bungalow is located on the north side of the village, near the popular golf club. There are lots of amenities nearby, including useful local shops and public

houses. Felpham has a thriving sailing club and popular beach, with the promenade having two well visited cafes.

There are secondary and primary schools in the vicinity, as well as a health centre. Both Bognor and Arundel are within easy driving distance and Chichester lies about 9 miles to the west. All have further shopping facilities.

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

