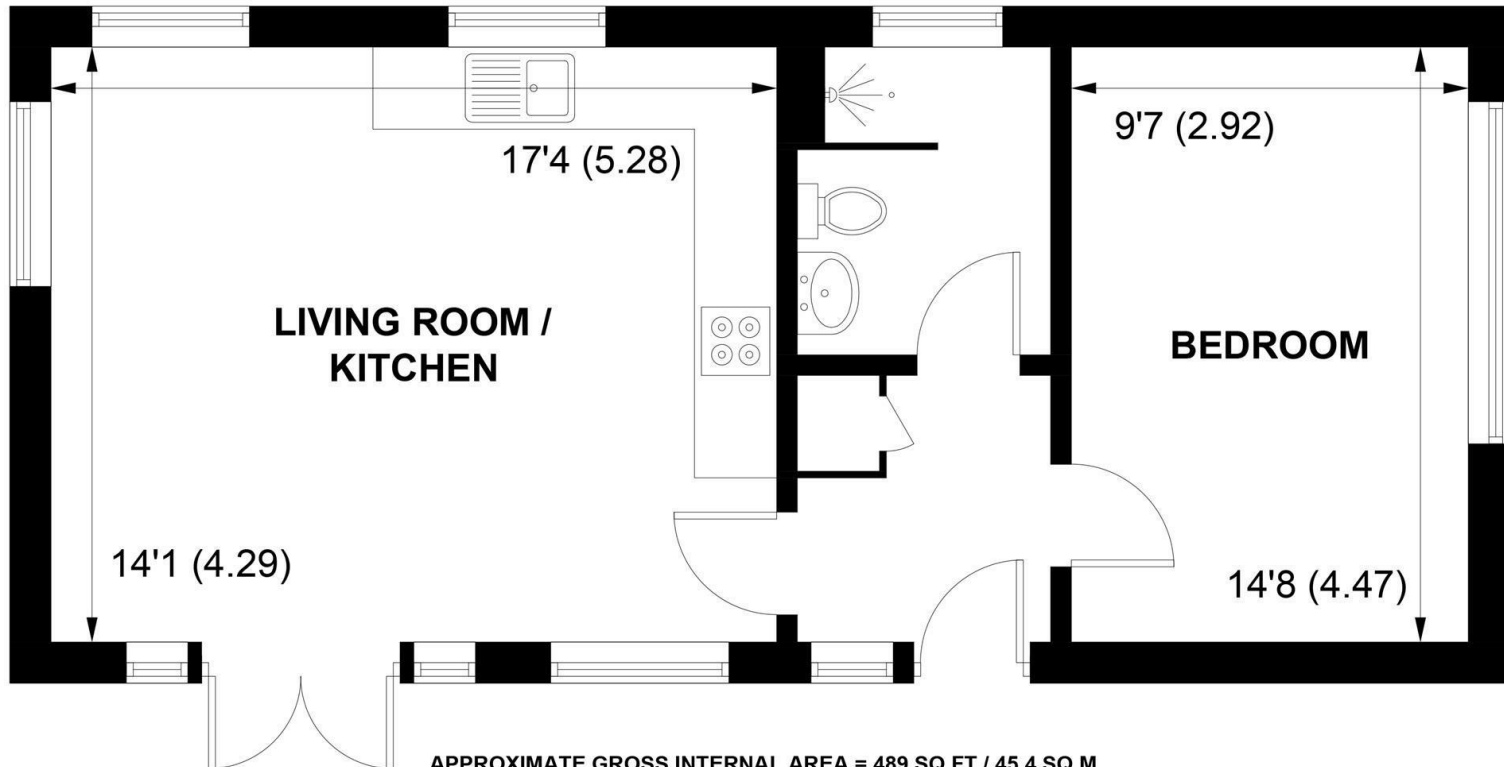




THE ANNEXE, THE FARMHOUSE EASTERGATE LANE, WALBERTON, WEST SUSSEX, BN18 0BA



NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

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

£975 PCM

THE ANNEXE, THE FARMHOUSE, EASTERGATE LANE, WALBERTON,

- Detached Bungalow
- Fully Furnished To A High Standard
- Available For Six Months Initially
- Double Bedroom
- Modern Kitchen
- Sitting/Dining Room (Open Plan)
- Stylish Bathroom
- Private Patio Area
- Five Weeks Rent Security Deposit

EPC RATING

Current = E
Potential = E

COUNCIL TAX BAND

Band = A

This super detached annexe is the perfect base for a discerning tenant seeking peace and quiet. Located in a tranquil village setting, it has the advantage of being near some useful local shops, but also enjoying the ambiance of a rural setting.

The bedroom is a good double room and the bathroom has a super modern suite. The kitchen is also very modern and units include a washing machine, cooker, fridge and freezer. The annexe is well equipped with tasteful furniture and the decor is also very stylish.

The open plan nature of the kitchen and reception area makes it extremely light and gives the feeling of space. Outside there is a parking area and also a patio for sitting out. Please note that this property is available for an initial six months and then may be available for longer. Please also note that council tax is paid by the tenants, along with the electricity. A modest contribution towards water costs/council tax will be paid by the tenant.

Walberton is a very popular village situated a few miles to the west of Arundel and just to the east of Chichester. Boasting a very useful parade of shops, it is surrounded by lovely countryside and there is the archetypal village pond and church. Excellent links to Chichester and Brighton are provided by the A27 and to London, the A29. The nearby village of Barnham has a mainline train station to London Victoria.

The property is for a single occupant only.

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

