

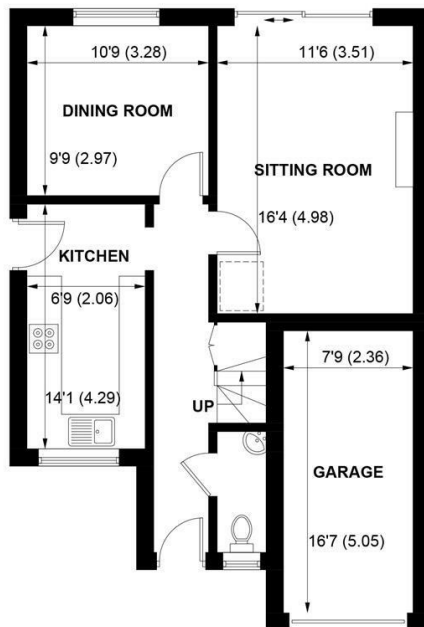


Sims Williams

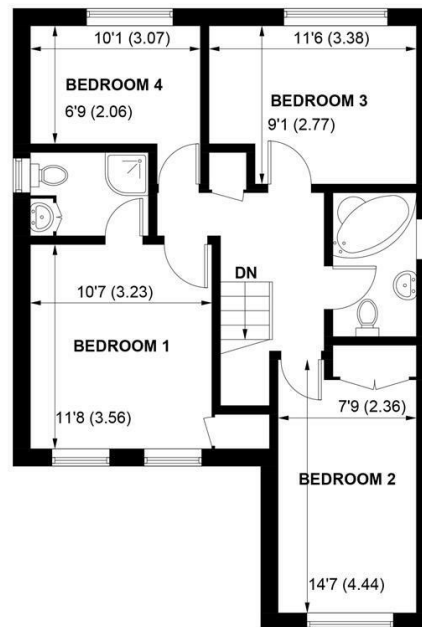


23 CHERRY AVENUE, YAPTON, WEST SUSSEX, BN18 0LB

 = Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1114 SQ FT / 103.5 SQ M

GARAGE = 118 SQ FT / 11.0 SQ M

TOTAL = 1232 SQ FT / 114.5 SQ M

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

Produced for Sims Williams

£1,895 PCM

23, CHERRY AVENUE,
YAPTON,
WEST SUSSEX, BN18 0LB

- Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Swimming Pool
- Garage & Driveway
- En Suite Shower Room to Bedroom 1
- Bathroom
- Close to Local Schools and Shops
- Five Week's Rent Security Deposit

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = E

A Well Presented Family Home In Yapton
Close to Local Schools, Parks and Shops.

Upon entering the property you are welcomed in to the entrance hall with stairs to the first floor, there are two reception rooms that can be used as a separate lounge and dining room along with a separate fitted kitchen and downstairs WC. From the lounge there are patio doors to the rear garden and swimming pool.

Upstairs are four double bedrooms. Bedroom one is a spacious double with space for bedroom furniture and benefits from an en suite shower room, there are a further 3 double bedrooms varying in size.

The family bathroom comprises of a bath tub, low level WC and wash hand basin.

The rear garden is enclosed and features a swimming pool.

Garage and Driveway for parking.

This property is located in the popular area of Yapton just a short distance from local shops, parks and schools.

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

