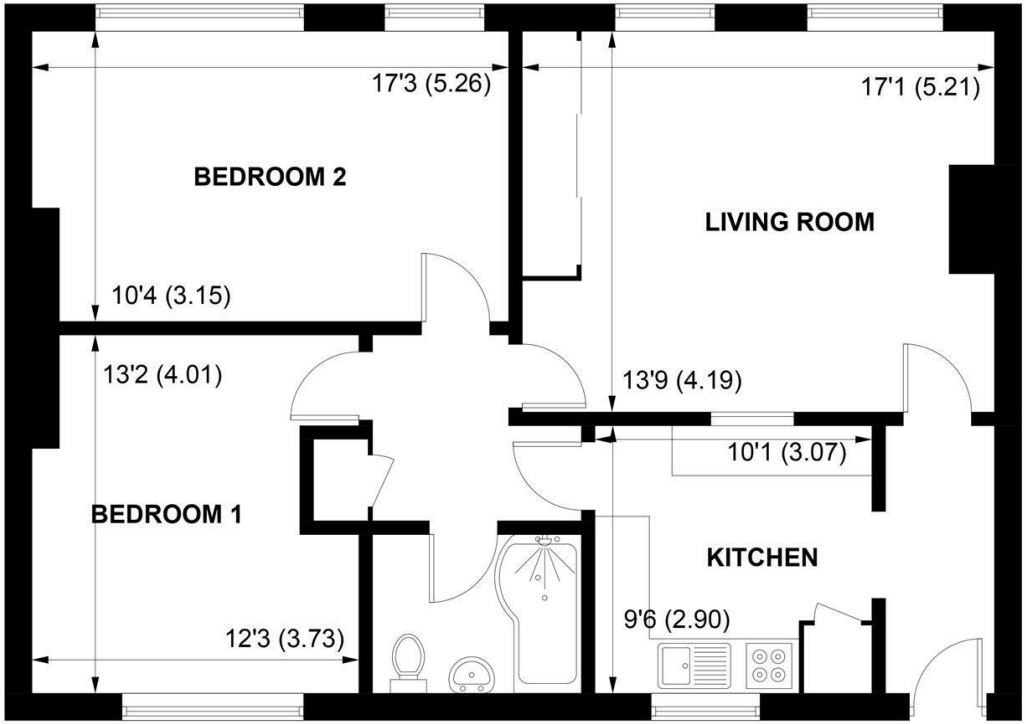
Sims Williams



FLAT 3 MAPLE PARADE THE STREET, WALBERTON, WEST SUSSEX, BN18 0PP




## FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 834 SQ FT / 77.5 SQ M**

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


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# £1,200 PCM

## FLAT 3 MAPLE PARADE, THE STREET, WALBERTON, WEST SUSSEX, BN18 0PP

- Set In The Heart Of Walberton
- Private Entrance
- Storage Cupboard In Hall
- Modern Kitchen
- Large Bright Lounge
- 2 Double Bedrooms
- Modern Bathroom
- Loft For Storage
- Five Week Security Deposit

## EPC RATING

Current = D
Potential = C

## COUNCIL TAX BAND

Band = B

The property is approached via external steps leading up to the roof terrace, with access into an entrance hallway which benefits from a useful built-in storage cupboard.

The fitted kitchen offers a good range of facilities, including an oven and hob, together with space for a washing machine and fridge.

A particularly generous living room provides a lovely space to relax and entertain, with an attractive feature fireplace and plenty of room to accommodate a separate dining area.

There are two well-proportioned double bedrooms, both offering ample space for bedroom furnishings.

The modern bathroom is fitted with a contemporary white suite, comprising a bath with a power shower over and the added convenience of remote shower controls.

The property is offered to let unfurnished.

There is unallocated parking available on a first come, first served basis.

An internal viewing is highly recommended to fully appreciate the size and accommodation this property has to offer.

The landlord regrets that pets cannot be accommodated.

*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.*









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract