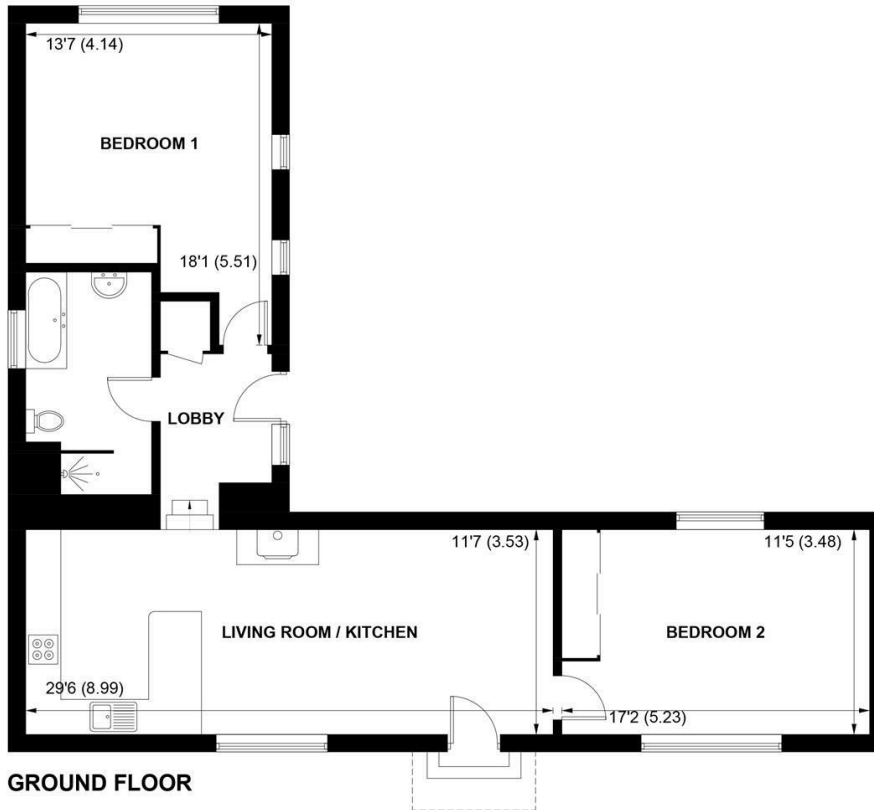


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



OAKS COTTAGE YAPTON LANE, WALBERTON, WEST SUSSEX, BN18 0LS



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 936 SQ FT / 87 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

£1,500 PCM

OAKS COTTAGE, YAPTON LANE,
WALBERTON,
WEST SUSSEX, BN18 0LS

- A Refurbished Single Storey Property
- Built in Appliances
- Open Plan Lounge/Kitchen
- Vaulted Ceilings
- 2 Double Bedrooms
- Stunning Family Bathroom/Shower
- Large Patio Area
- Landscaped Gardens
- Five Weeks Rent Security Deposit

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = D

There is an entrance hall with stone flooring, boiler cupboard with water softner, open plan lounge/kitchen with wood flooring, woodburner stove, vaulted ceiling and a modern kitchen with good range of units, stone flooring with under floor heating, built in washing machine, tumble dryer, fridge/freezer, four burner gas hob with extractor hood above, single oven, under unit lighting and granite worktops.

The property also benefits from 2 double bedrooms both having built in wardrobes and a stunning fully tiled bathroom/shower room. Outside there is a large area of patio, a landscaped lawned garden and off road parking.

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.

