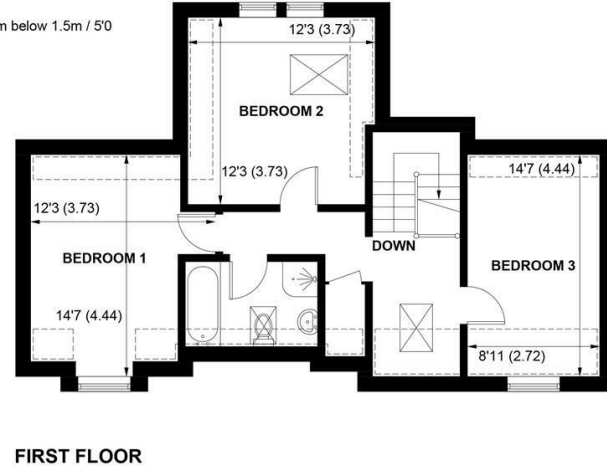


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Sims Williams



FISHERMANS COTTAGE, BILSHAM ROAD, YAPTON, WEST SUSSEX, BN18 0JB



**APPROXIMATE GROSS INTERNAL AREA = 1368 SQ FT / 127.1 SQ M
(INCLUDING GARAGE)**

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

£1,695 Per Month

FISHERMANS COTTAGE, BILSHAM ROAD,
YAPTON,

- Three Bedroom Detached House
- Kitchen/Dining/Sitting Room
- Utility/Boot Room & Cloakroom/WC
- Three Double Bedrooms
- Family Bath & Shower Room
- Under-Floor Heating to Ground Floor
- Low Maintenance Rear Garden
- Driveway Parking & Garage
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = E

A three bedroom detached house, conveniently situated in Yapton close to amenities.

The accommodation briefly comprises entrance hall with stairs to 1st floor, and internal door into garage. There is an open-plan kitchen/dining/sitting room with sliding patio doors leading to outside. The kitchen area is fitted with modern range of units with integrated fridge freezer, space and plumbing for dishwasher. Further door leading into utility/boot room and separate cloakroom.

On the first floor, there are three double bedrooms and a modern family bathroom with bath, wash basin, WC and shower enclosure.

Outside the rear garden is low maintenance with large patio terrace, raised wall flowerbeds and side access with gate.

To the front there is hard standing for off road parking and provides access to garage with electric roller door.

* Please note there is underfloor heating to the ground floor area with electric

heating from the first floor by air source heat pump*

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

