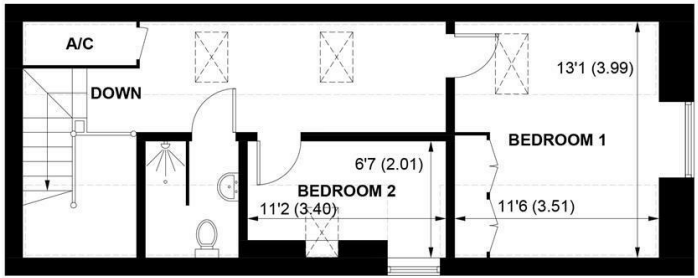
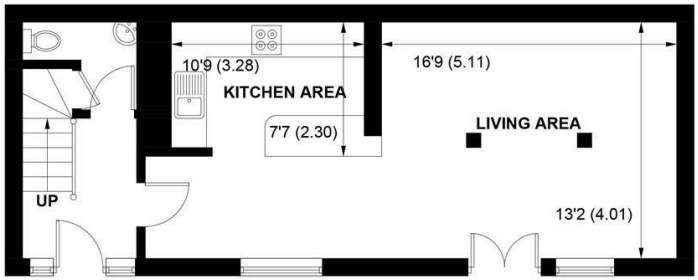


WOODSIDE BARN YAPTON LANE, WALBERTON, WEST SUSSEX, BN18 0LS

= Reduced headroom below 1.5m / 5'0



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 973 SQ FT / 90.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 © Produced for Sims Williams

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£1,250 PCM

WOODSIDE BARN, YAPTON LANE, WALBERTON, WEST SUSSEX, BN18 0LS

- Converted Period Barn
- Outskirts Of Village
- Reception Hall
- Cloakroom
- Superb Kitchen
- Open Plan Reception
- Two Bedrooms & Shower Room
- Allocated Parking
- Deposit: Five Weeks' Rent

EPC RATING

Current = E
Potential = D

COUNCIL TAX BAND

Band = E

This two storey period barn offers high quality accommodation.

The property has lots of features, combining character with modern comforts.

These include exposed beams, underfloor (electric) heating, and a stylish fitted kitchen.

Units include hob, oven, microwave, dish washer, fridge/freezer and washing machine.

There are also lots of storage units.

Off the reception hall, which has an attractive oak staircase with glass banister, there is also a cloakroom.

On the first floor, there is a generous landing, which could possibly double up as a study area.

There is a master bedroom which has built in wardrobes, along with a second bedroom.

Super shower room.

The barn has underfloor, electric heating and oak style flooring.

Outside there is allocated parking for two cars, next to the boundary fence. One space is in front of where the septic tank is situated and the other space is behind it.

N B Please note that tenants will be responsible for having the septic tank emptied every six months. The barn is situated near the A27 and it sides onto Yapton Lane. There is no garden with the property.

Woodside Barn is situated on the outskirts of Walberton village, just off the A27.

There is a useful parade of shops and the village also boasts a good primary school, church and public house.

Arundel to the east and Chichester to the west, are easily accessible via the A27 and they both offer a good range of shops and restaurants.

Directions: from the Fontwell roundabout, take the exit along the A27 to the next roundabout and continue along the A27 towards Worthing.

After about 1/2 a mile, turn right into Yapton Lane and you will see the barn on the left, after a short distance. The vehicular access is shared with the two adjoining properties, Oaks House and Oaks Cottage.

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