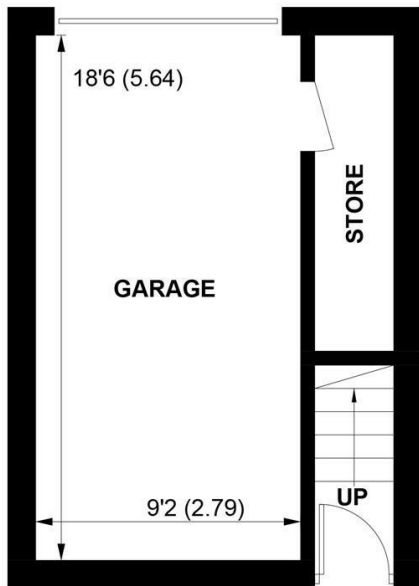


The logo for Sims Williams, featuring the letters 'Sw' in a stylized, cursive font.

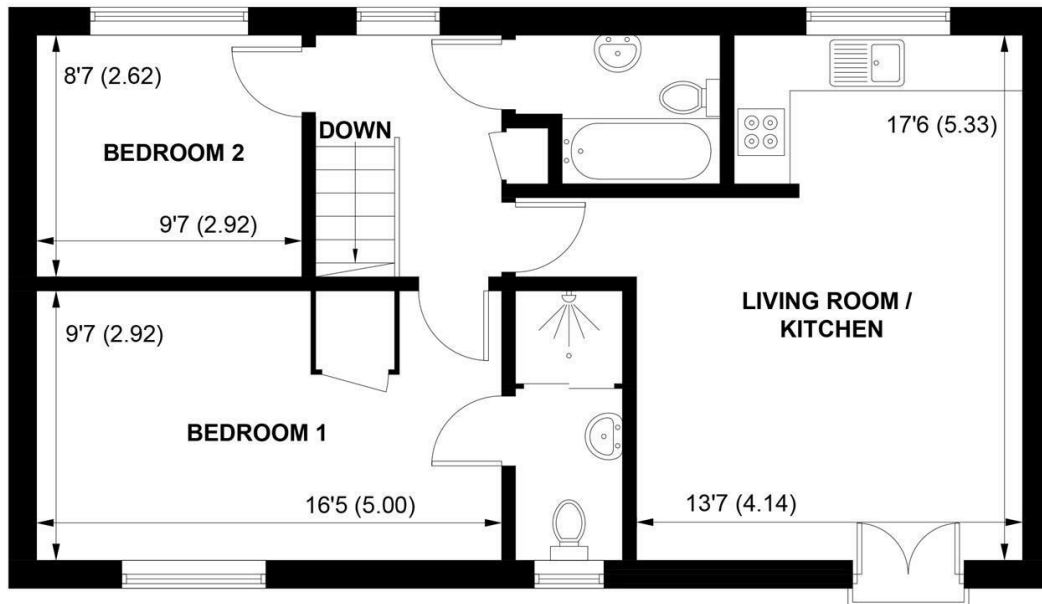
Sims Williams



21 WOOD HILL WAY, FELPHAM, WEST SUSSEX, PO22 8GJ



GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 881 SQ FT / 81.9 SQ M
(INCLUDING GARAGE)**

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

£1,325 PCM

21, WOOD HILL WAY,
FELPHAM,
WEST SUSSEX, PO22 8GJ

- Two Bedroom Coach House
- Open Plan Lounge/Kitchen
- Master With En Suite
- Second Bedroom
- Family Bathroom
- Garage
- Gas Central Heating
- Private Entrance
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = B

Two bedroom coach house, in the Felpham area on the Blake's Mead development.

This property is neutrally decorated, and benefits from an open plan style living room with Juliet balcony. The kitchen comprises of eye and base level gloss fronted cupboards, gas hob, electric oven with extractor over.

The property comprises a private entrance leading to the landing, and two double bedrooms with the master bedroom benefiting from both built in storage and an en suite shower room. The family bathroom also has a shower fitted over the bath. Gas central heating and double glazing is fitted throughout. There is a garage with storage room.

Located in Felpham on the outskirts of Bognor Regis, this property is ideally situated to take advantage of the seaside town of Bognor Regis.

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

