Sims Williams

2 BLACKBERRY COPSE, FELPHAM, WEST SUSSEX, PO22 8GP

GROUND FLOOR

FIRST FLOOR

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 738 SQ FT / 68.6 SQ M
GARAGE = 157 SQ FT / 14.6 SQ M
TOTAL = 895 SQ FT / 83.2 SQ M

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

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

Tel 01243 836055
lettings@simswilliams.co.uk
simswilliams.co.uk

£1,495 PCM

2, BLACKBERRY COPSE, FELPHAM, WEST SUSSEX, PO22 8GP

- Semi-Detached House
- Three Bedrooms
- Re-Fitted Kitchen
- Open Plan Living Space
- Downstairs Cloakroom
- Bathroom
- Private Garden
- Gas Central Heating and Double Glazing
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

This well presented semi-detached home is located on a quiet road within a popular modern development in Felpham. The development is located towards the north of the village and has walking access to the beach and village centre, with its cafes restaurants and seafront. The Cathedral city of Chichester offers a range of benefits, including the city's cultural attractions, shops and restaurants. The surrounding area is also rich in natural beauty, with the stunning South Downs National Park and The Goodwood Estate.

Internally the property is well presented throughout offering bright and spacious accommodation over two floors.

Upon entering the property there is a hallway where a downstairs cloakroom can be found.

The ground floor boasts a re-fitted modern kitchen with breakfast bar and integrated appliances - this room has been opened up into the sitting room allowing for an open plan and social living space. The sitting area has a feature bay window with French doors leading to the secluded garden.

Ascending the stairs to the first floor there is a modern bathroom with white suite and shower over the bath. The three bedrooms are of a good size with the master having built-in storage cupboards.

Outside, to the rear, is an enclosed south facing garden - which has a raised decked seating area as well as lawn and flower borders.

There is a garage for parking.

The landlord will consider pets.

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