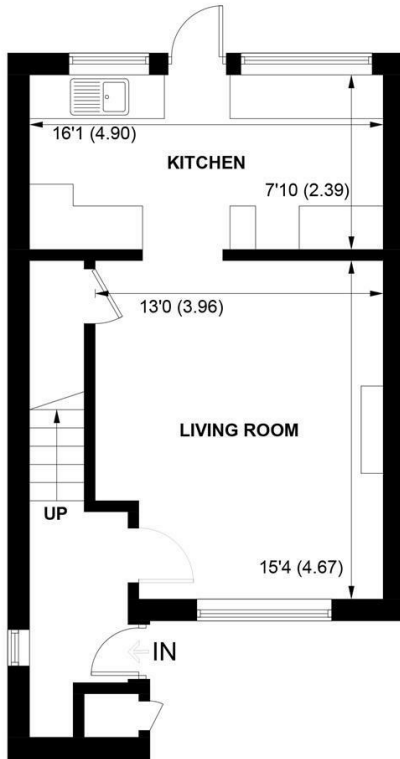


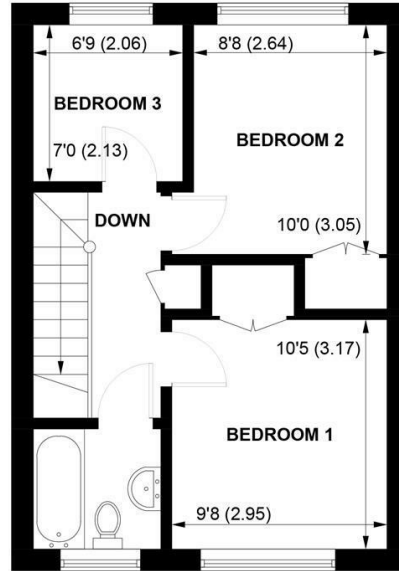
SW
Sims Williams



41 BIRDHAM CLOSE, NORTH BERSTED, WEST SUSSEX, PO21 5TD



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 782 SQ FT / 72.7 SQ M

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

£1,450 PCM

41, BIRDHAM CLOSE,
NORTH BERSTED,
WEST SUSSEX, PO21 5TD

- Terrace House
- Three Bedrooms
- Separate Kitchen
- Lounge/Diner
- Bathroom
- Garage & Parking
- Close to Local Schools
- Popular Bersted Location
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

A three bedroom terrace house located in Birdham Close, North Bersted.

Internally the property comprises, hallway with storage cupboard leading to the spacious lounge/diner and in turn the full width kitchen which has doors leading to the garden.

The first floor has three good sized bedrooms and a bathroom with shower over the bath.

Outside to the rear of the property is a brick built garage.

The garden features a paved and grass area.

From the Royal Oak public house by the mini roundabout in North Bersted, proceed into Chalcroft Lane and continue along for half a mile and turn left into Stroud Green Drive. Bear left once you have entered and Birdham Close can be found on your left.

Aldwick seafront can be found 1.5 miles south of the property, as can its shopping parade. Bognor Regis mainline train station can also be found within 1.5 miles of the property and

provides links to London, Brighton and Portsmouth. The Cathedral City of Chichester is 5 miles north west of the house and boasts popular shops, cafes and restaurants.

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

