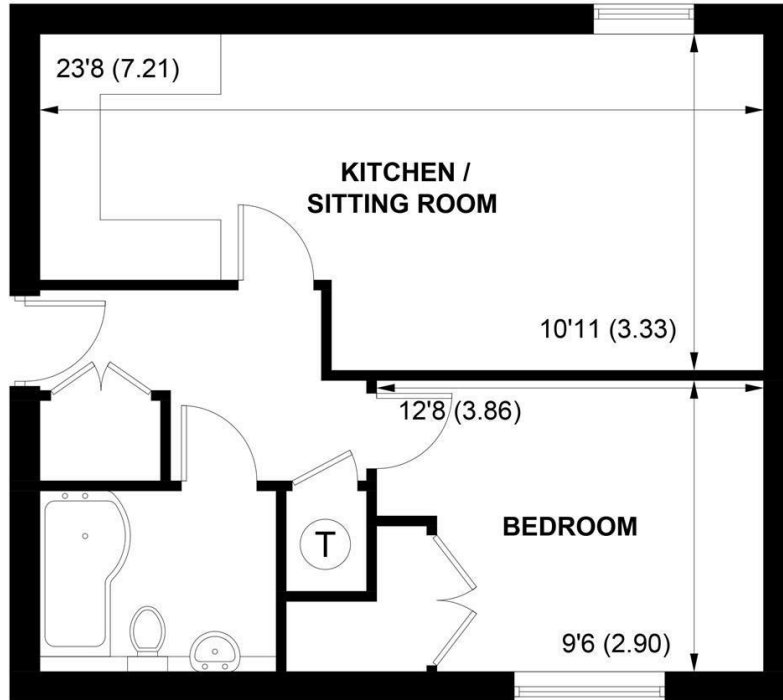


SW

Sims Williams



9 WEST VIEW GARDENS, YAPTON, WEST SUSSEX, BN18 0JS



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 487 SQ FT / 45 SQ M

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

# £995 PCM

9, WEST VIEW GARDENS,  
YAPTON,  
WEST SUSSEX, BN18 0JS

- First Floor Apartment
- Open Plan Lounge/Kitchen
- Juliet Balcony from Lounge Window
- Double Bedroom
- Bathroom
- Ample Storage Throughout
- Allocated Parking Space
- Communal Gardens
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C  
Potential = C

## COUNCIL TAX BAND

Band = A

We are delighted to offer this first floor apartment located in quiet residential area of Yapton village within easy reach of local amenities.

With secure entry system the apartment is located on the first floor. Upon entering the property the hallway offers access to all rooms and ample storage with large cupboard and further cupboard housing the heating system.

The lounge is open plan with the kitchen comprising of eye and base level cupboards, integrated electric oven and hob. There are further white goods which are supplied on a goodwill basis. This means they will not be repaired or replaced if required, they will be removed from the property and the tenant will then supply their own items. These items include, fridge/freezer, washer/drier and dishwasher.

Within the lounge is a door opening to a Juliet balcony overlooking fields.

The bedroom is a double bedroom with built in wardrobes.

The bathroom comprises of a white suite with 'P' shaped bath and shower over bath, basin and W.C.

Outside are communal gardens and an allocated parking space.

The property is double glazed throughout and runs on electric heating.

Viewing highly recommended.

*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.*

