



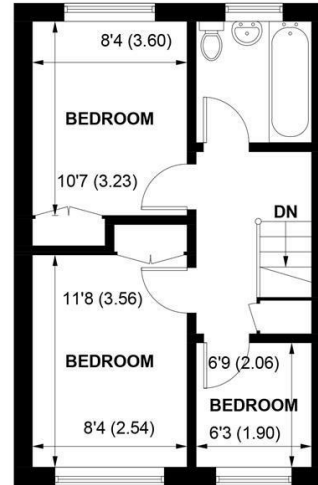
Sims Williams



60 THE MILLERS, YAPTON, WEST SUSSEX, BN18 0LE



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 822 SQ FT / 76.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£1,395 PCM

60, THE MILLERS,
YAPTON,
WEST SUSSEX BN18 0LE

- Mid Terrace House
- Quiet Cul De Sac
- Entrance Hall & Cloakroom
- Large Reception
- Conservatory
- Kitchen
- Three Bedrooms & Bathroom
- Garden & Off - Road Parking
- Deposit: Five Weeks' Rent

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

This well-presented modern terraced house offers spacious and versatile accommodation, and has been redecorated throughout in September 2026. Situated within a quiet village cul-de-sac, the property offers deceptively generous room sizes, with a particularly spacious lounge and dining area.

The entrance hall leads to a convenient cloakroom and a modern fitted kitchen, featuring attractive Shaker-style units, an integrated oven and hob, and a slimline dishwasher. A freestanding washing machine is also provided on a goodwill basis and will not be maintained or replaced by the Landlord should this become necessary.

To the rear of the property is a conservatory overlooking the garden, and provides an additional reception space.

Upstairs, there are three bedrooms, two of which are well-proportioned double rooms, together with a family bathroom fitted with a bath and shower over.

The property is located in the popular village of Yapton, which offers a good range of local amenities including shops, takeaways, a primary school and a village church. The neighbouring village of Barnham provides further amenities and a mainline railway station with services towards London.

For a wider selection of shops, restaurants, cafés and leisure facilities, the historic towns of Arundel and Chichester are approximately 5 and 11 miles away respectively, offering attractions including the Festival Theatre and Pallant House Gallery.

A well-presented family home offering generous accommodation in a convenient and peaceful village setting.

Please note an EPC has been ordered prior to marketing.

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

