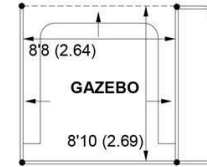


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

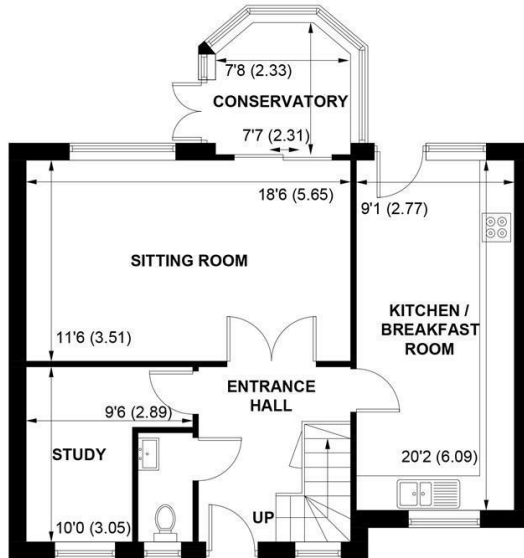
Sims Williams



4 THE BEACHES, WATERFORD GARDENS, CLIPPING, WEST SUSSEX, BN17 5PQ



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1244 SQ FT / 115.6 SQ M
(EXCLUDING GAZEBO)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

£2,150 PCM

4, THE BEACHES,
WATERFORD GARDENS CLIMPING,
WEST SUSSEX, BN17 5PQ

- Detached House
- Beautifully Presented
- 3 Bedrooms
- En Suite Shower Room
- Bright & Spacious Lounge
- Kitchen/Diner
- Conservatory
- Allocated Parking Space
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = F

This beautiful detached double fronted house is situated in a small development with a stunning outlook of ponds and mature shrubbery.

Upon entering the property you are welcomed in to the entrance hall with stairs to the first floor, access to all other rooms and a downstairs cloakroom. There is a study/snug, bright spacious sitting room with patio doors leading to the conservatory overlooking the enclosed rear garden.

Large spacious kitchen/dining room with access to the garden.

Upstairs are three bedrooms. The master bedroom is a large room with built in wardrobes and benefits from an en suite shower room. The second bedroom is a double room with built in wardrobes and there is a further single bedroom.

The family bathroom comprises of a white suite, with a separate shower cubicle.

The rear garden is enclosed and features a circular gazebo with sunken floors making a beautiful feature of the garden.

There is an allocated parking space and further visitor parking.

Pets considered.

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

