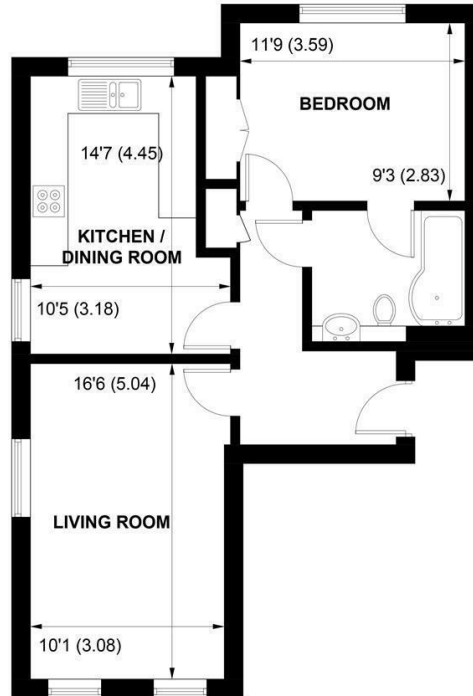




Sims Williams



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



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 581 SQ FT / 54.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017 ©
Produced for Sims Williams

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£995 PCM

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

- First Floor Apartment
- Superb Rural Views To Side
- Double Aspect Lounge
- Stylish Fully Fitted Kitchen
- Bright Double Bedroom
- Contemporary Bathroom
- Central Heating, Double Glazing
- Allocated Parking Space
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = A

Situated in a most convenient location being easily accessible to the local schools and shops in Yapton whilst public transport passes nearby. Barnham with its further amenities, including mainline train station, is about a mile.

Accessed via an attractive communal entrance hall, equipped with a security entry phone system, the accommodation comprises an inner hall and delightful double aspect living room.

The double aspect kitchen has been fitted with a range of contemporary units and space and plumbing for appliances, along with space for a small breakfast table and chairs.

The bedroom is a bright, double room enjoying an outlook over fields.

The bathroom has been fitted with a contemporary suite comprising a panelled bath with shower over, wash hand basin and WC. It can be accessed off both the bedroom and hallway.

There is an allocated parking space situated outside the property. There is also a delightful communal garden, which has views over an open field. There is also a shared cycle store.

Directions

From the shops in Yapton Village, take the second exits on the mini roundabout into Bilsham Road. Take the second turning on the left into West View Drive and bear right. West View Gardens is on the left.

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.

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