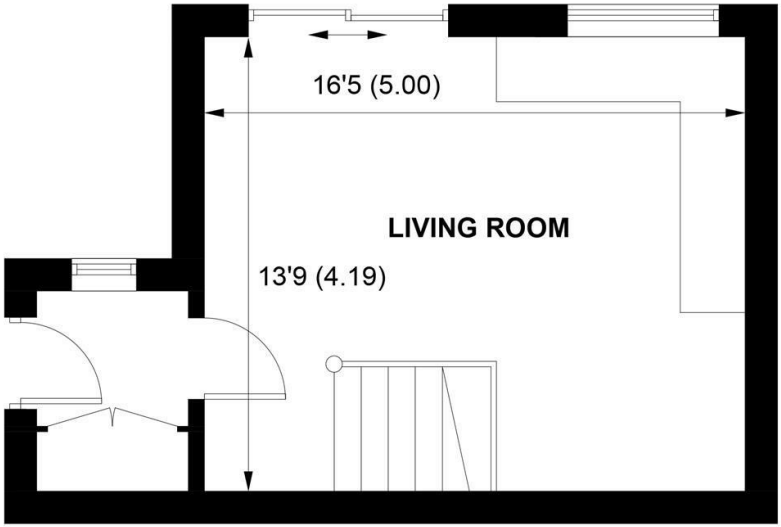
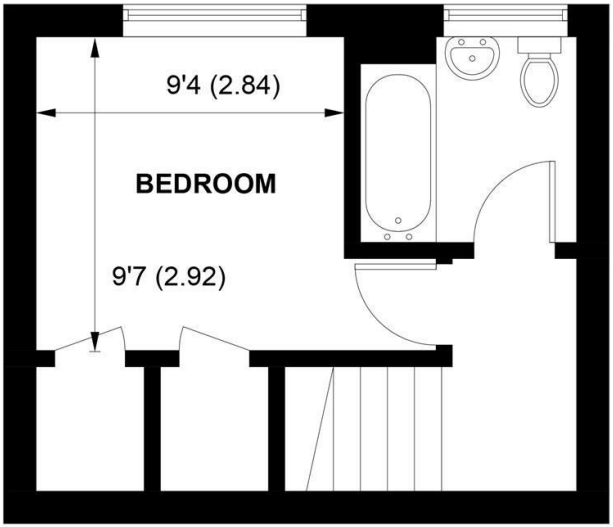
Sims Williams



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



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 486 SQ FT / 45.2 SQ M

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

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£1,050 PCM

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

- One Bedroom House
- Open Plan Living/Kitchen Area
- Modern Fitted Kitchen
- Double Bedroom With Built-In Storage
- Enclosed Private Rear Garden
- Allocated Parking Space
- Popular Yapton Village Location
- Pets Considered
- Five Weeks Security Deposit

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = B

Situated in a popular residential cul-de-sac in the village of Yapton, this one bedroom house offers well-presented accommodation, a private enclosed garden and allocated parking.

The property is approached via its own private entrance, opening into a hallway with a useful storage cupboard. The ground floor provides a bright, open-plan living and kitchen area, with sliding patio doors opening directly onto the rear garden. The modern fitted kitchen features white gloss units, an integrated electric oven and hob, with space and plumbing for a washing machine and fridge/freezer.

Stairs lead to the first floor, where there is a double bedroom with built-in storage and a modern bathroom fitted with a white suite and shower over the bath.

Outside, the property benefits from a private enclosed rear garden, mainly laid to lawn with a patio seating area and gated side access. There is also an allocated parking space, with additional on-street parking available.

The property benefits from double glazing and gas central heating, with some replacement flooring planned prior to the commencement of the new tenancy.

Yapton is a popular village offering a range of local amenities including shops, a primary school and village facilities. The nearby village of Barnham provides a mainline railway station with services towards Chichester, Brighton and London, whilst the historic towns of Arundel and Chichester and the surrounding West Sussex coastline are also within easy reach.

Please note that photographs were taken prior to the current tenancy and are provided for illustrative purposes. Some flooring is due to be replaced prior to the commencement of a new tenancy.

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.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract