
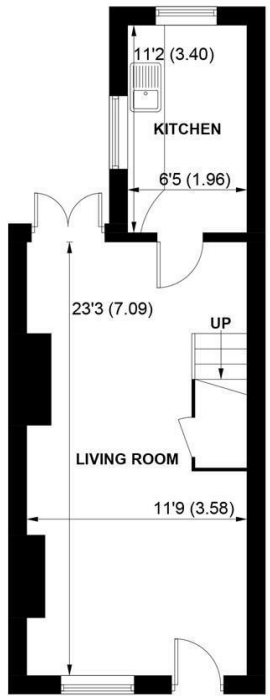


SW
Sims Williams

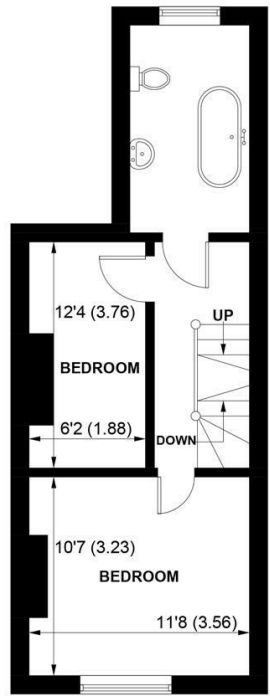


5 HOLKHAM COTTAGES BURNDILL ROAD, YAPTON, WEST SUSSEX, BN18 0HP

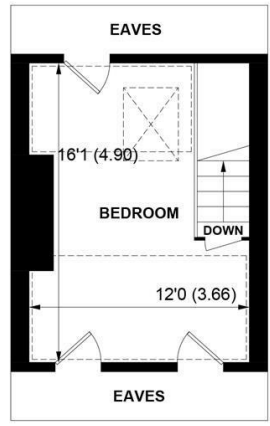
 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 892 SQ FT / 82.9 SQ M

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

£1,300 PCM

5 HOLKHAM COTTAGES, BURNDILL
ROAD,
YAPTON,

- Victorian Cottage
- Large Lounge/Dining Room
- Cottage Style Kitchen
- Two Double Bedrooms
- Single Bedroom/Office
- Bathroom
- Courtyard Garden
- Gas Central Heating
- Five Weeks Rent Security Deposit

EPC RATING

Current = E
Potential = C

COUNCIL TAX BAND

Band = C

Entrance in to Lounge/Dining room with feature fireplace, laminate flooring and also benefits from under stairs storage cupboard. Cottage style kitchen with dual aspect windows overlooking the courtyard garden. The kitchen has a gas cooker, fridge/freezer and space for a washing machine.

On the first floor is a double bedroom to the front of the property with fireplace and shelving either side of the fireplace. Further single bedroom/home office with built in dresser. The bathroom comprises of a white suite featuring a ball and claw bath with shower over. On the top floor is a further double bedroom with eaves storage.

The property boasts some original features, has gas central heating and on street parking to the front of the property.

The property has been decorated throughout, along with newly fitted carpets throughout in March 2025.

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

