





### GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 554 SQ FT / 51.5 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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# £895 PCM

1 GREENBANK, CHURCH LANE,  
BARNHAM,  
WEST SUSSEX, PO22 0DG

- Ground Floor Apartment
- Village Location
- Entrance Hall
- Double Bedroom
- Bathroom
- Kitchen
- Sitting Room
- Parking & Garden
- Deposit: Five Weeks' Rent

## EPC RATING

Current = C  
Potential = C

## COUNCIL TAX BAND

Band = B

This ground floor apartment is both spacious and well presented and it is situated in an excellent village location.

With its own private entrance, being one of just two apartments, it offers a prospective tenant an excellent opportunity to live in comfortable accommodation.

An added benefit is the private rear garden, which is well enclosed. There is also an area of garden to the front.

The kitchen is of a reasonable size and houses the gas boiler. There are storage units plus a gas hob with oven below.

There is access to the rear garden.

The sitting room enjoys a pleasant outlook over the front garden, which is the responsibility of the tenants to maintain.

There is a decent, double bedroom and the bathroom consists of a white suite, with a shower over the bath.

Barnham has a great range of shops and takeaways, as well as a mainline station to London Victoria.

The cathedral city of Chichester is about 9 miles to the west and Arundel is a few miles to the east. Both offer a further range of shops.

There are good road links to London and Brighton, via the A27 & A29.

Directions: from the train station, proceed east towards Yapton and just before the Murrell Arms

public house, turn right into Church Lane.

You will see the flat on the left hand side after a short distance.

*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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