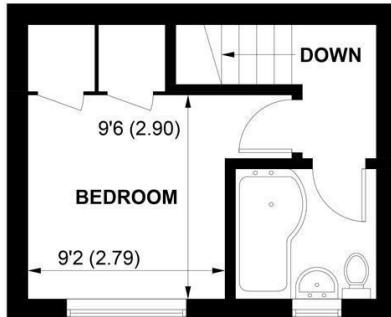




Sims Williams



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



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 444 SQ FT / 41.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2018 ©  
Produced for Sims Williams

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# £1,100 PCM

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

- One Bedroom House
- Popular Location
- Allocated Parking Space
- Front Garden
- Fitted Kitchen/ Open Plan Lounge
- Doubled Bedroom with Fitted Storage
- Bathroom with Shower Over Bath
- Entrance Porch with Storage Cupboard
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = B

Situated just a short distance from the shops and other amenities in the centre of Yapton village.

This One bedroom home is modern throughout and comprises entrance porch with storage cupboard, leading to an open plan lounge/kitchen. The fitted kitchen has white gloss units, marble effect worktops, an integrated oven/hob, and the washing machine and fridge freezer are offered on a goodwill basis.

On the first floor there is a double bedroom with 2 built in storage cupboards together with a modern tiled bathroom with a white suite, comprising shower over the bath, low level WC and wash hand basin.

Outside there is a small lawned garden to the front together with an allocated parking space located at the rear.

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.*

