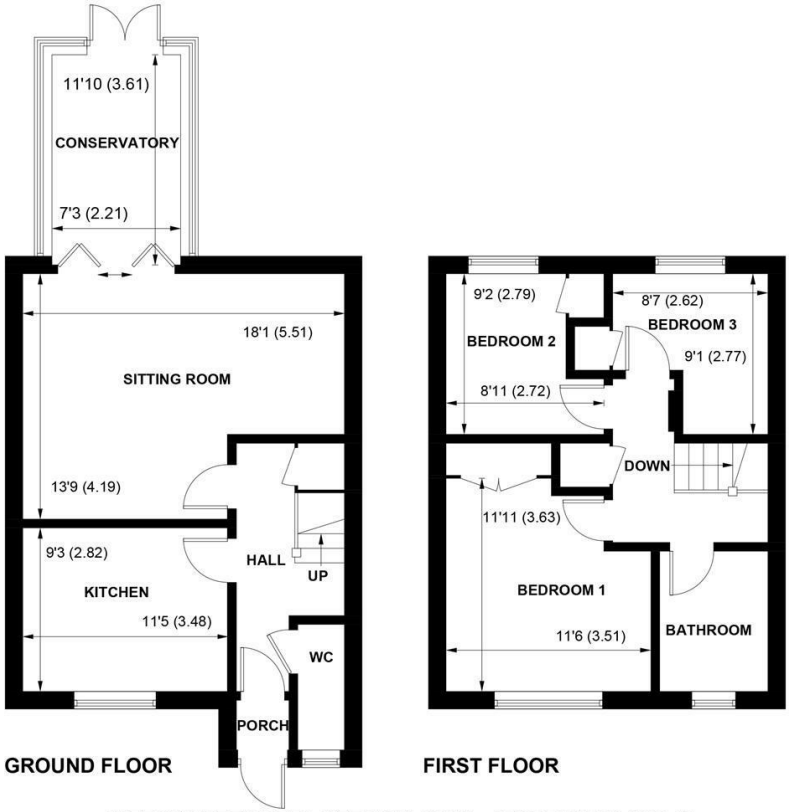


Sims Williams

4 BURCH GROVE, WALBERTON, WEST SUSSEX, BN18 0BB



APPROXIMATE GROSS INTERNAL AREA = 959 SQ FT / 89.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
Produced for Sims Williams

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£1,500 PCM

4, BURCH GROVE, WALBERTON, WEST SUSSEX, BN18 0BB

- Terraced House
- Quiet Village Location
- Entrance Hall & Cloakroom
- Kitchen
- Sitting Room
- Conservatory
- Garage (Converted To Garden Room)
- Unfurnished
- Deposit: Five Week's Rent

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

This bright three bedroom village home which is currently undergoing a full redecoration is situated in a popular cul-de-sac close to the centre of Walberton. The property offers comfortable, well proportioned accommodation and is available unfurnished.

The entrance hall has a cloakroom off it and leads to a fitted kitchen. Please note that the dishwasher is being left as a gesture of goodwill and will not be replaced or repaired by the landlord.

The generously sized sitting/dining room provides plenty of space for both relaxing and dining and leads through to a light-filled conservatory overlooking the enclosed rear garden.

To the first floor are three bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden together with a converted garage which provides a useful insulated and heated garden room/home office, with a separate storage area to the front.

The property also benefits from an off-street parking space for one vehicle in front of the garage, together with additional communal parking available nearby.

Burch Grove lies just off The Street in the popular village of Walberton. The village offers a useful parade of shops, primary school, church and public house, while Arundel to the east and Chichester to the west are both easily accessible via the A27 and offer a wider range of shops, restaurants and amenities.

Directions: from our office in The Parade, proceed west into The Street. You will see Burch Grove towards the end, on the let hand side.

Please note: The property is now being offered unfurnished and is no longer available as a furnished let.

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