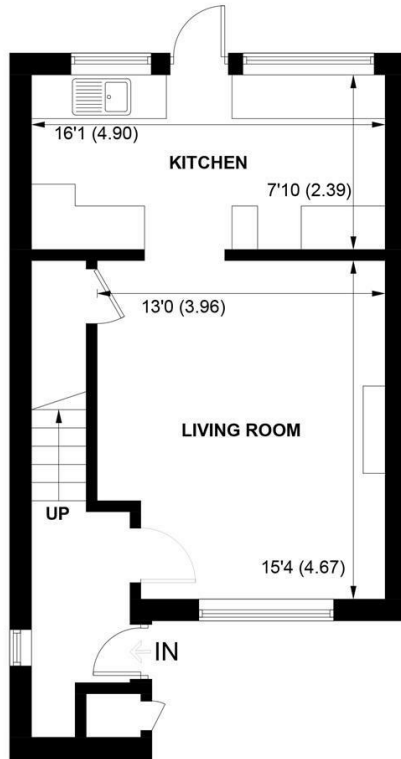


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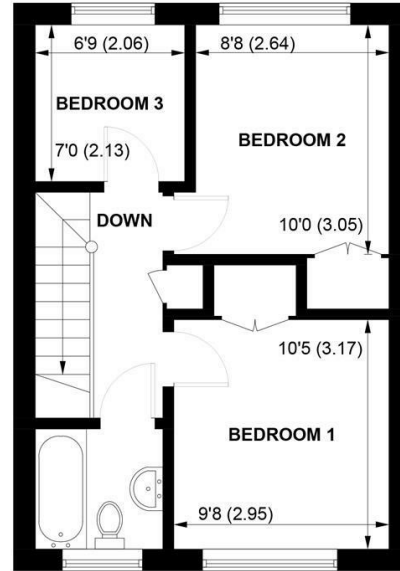
Sims Williams



41 BIRDHAM CLOSE, NORTH BERSTED, WEST SUSSEX, PO21 5TD



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 782 SQ FT / 72.7 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams**

£1,395 PCM

41, BIRDHAM CLOSE,
NORTH BERSTED,
WEST SUSSEX, PO21 5TD

- Terrace House
- Three Bedrooms
- Separate Kitchen
- Lounge/Diner
- Bathroom
- Two Allocated Parking Spaces
- Close to Local Schools
- Popular Bersted Location
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

A well-presented three-bedroom terraced house which has been recently redecorated throughout situated in the popular village of North Bersted.

Internally, the property offers a welcoming entrance hallway with useful under-stairs storage, leading through to a spacious lounge/diner. The kitchen is well equipped with plenty of worktop space and provides access to the rear garden.

Upstairs, there are three good-sized bedrooms and a family bathroom with a shower over the bath.

Outside, the property benefits from a private rear garden, featuring both paved and lawned areas, along with two allocated parking spaces.

The property is conveniently located close to local amenities, with the Royal Oak public house nearby and further shops and facilities available in North Bersted. Aldwick seafront is approximately 1.5 miles away, while Bognor Regis town centre is also within easy reach, offering a range of shops, cafés and restaurants, together with a mainline railway station providing links towards London, Brighton and Portsmouth. Chichester city centre is approximately 5 miles away.

Pets are 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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

