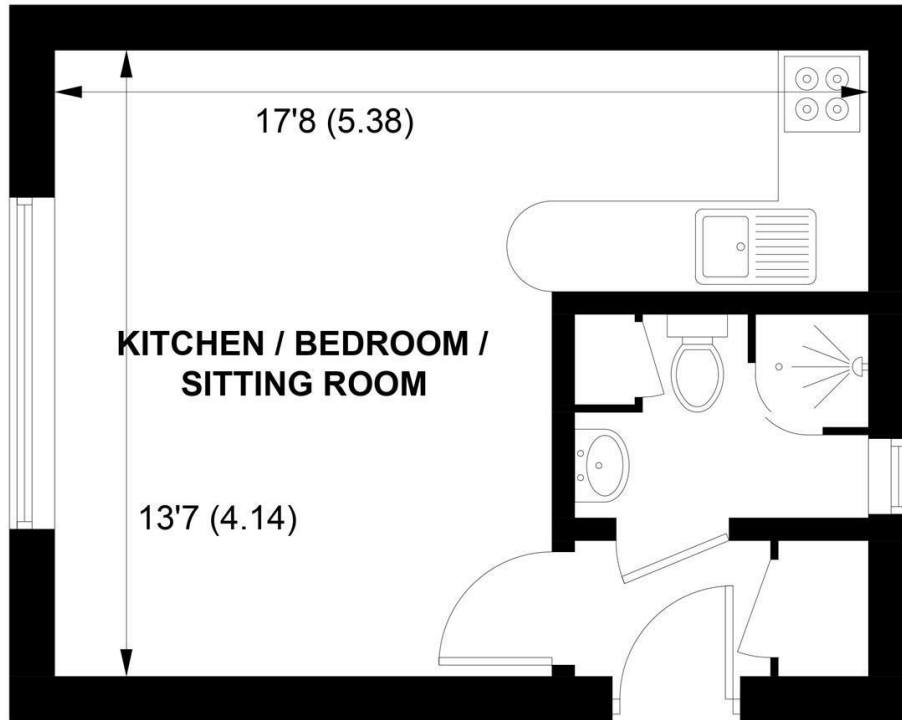




70 WARREN WAY, BARNHAM, WEST SUSSEX, PO22 0LR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 242 SQ FT / 22.5 SQ M

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

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

Tel 01243 836055
lettings@simswilliams.co.uk
simswilliams.co.uk

£775 PCM

70, WARREN WAY,
BARNHAM,
WEST SUSSEX, PO22 0LR

- First Floor Studio
- Near Train Station
- Entrance Hall
- Bed/Sitting Room
- Kitchen
- Shower Room
- Parking
- Available September 2026
- Deposit: Five Weeks' Rent

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = A

This first floor studio apartment is well presented and light, having been redecorated in May 2023.

It has its own entrance hall off the communal landing and this has a storage cupboard.

There is a spacious bed/sitting room, which has been opened up to access the kitchen.

This has a cooker and various storage units.

There is space for other white goods.

There is a modern shower room and outside, there is parking to the rear.

Electric heating and double glazing.

The property is conveniently situated for access to both the train station and also the many amenities in the village.

Barnham is a very popular village, offering a range of shops and take - away restaurants, as well as a mainline station to London Victoria.

Chichester to the west and Arundel to the east, both offer a wider range of shops and restaurants, as well as places of interest such as Arundel Castle.

Directions: from the main Barnham Road, take the turning into Elm Grove.

Continue into Orchard Way and after a short distance, turn right into Farnhurst Road.

You will see Warren Way on the right 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.

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

