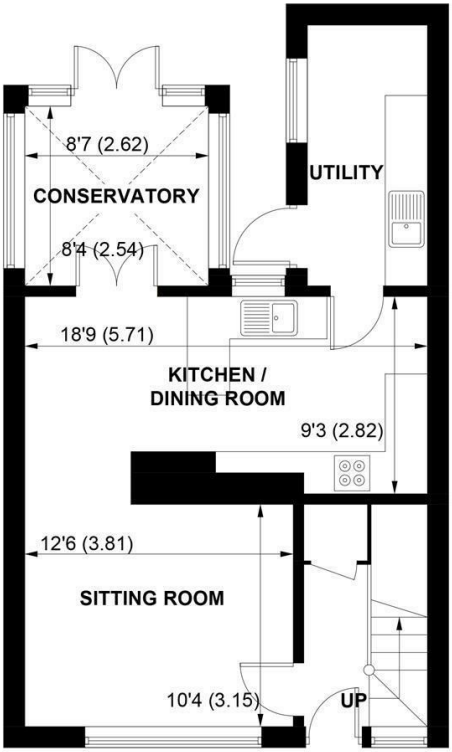
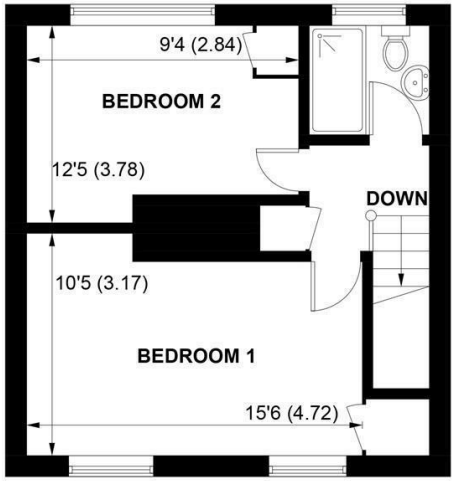
Sims Williams



9 LEANDER ROAD, BOSHAM, WEST SUSSEX, PO18 8QS



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 899 SQ FT / 83.5 SQ M

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

CHICHESTER OFFICE

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£1,375 PCM

9, LEANDER ROAD,
BOSHAM,
WEST SUSSEX, PO18 8QS

- Two Bedroom House
- Bosham Village Location
- Modern Kitchen With Appliances
- Dining Area - Utility Room
- Downstairs Cloakroom
- Conservatory
- Two Double Bedrooms
- Stylish Bathroom
- Five Week Security Deposit

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = C

Bright lounge with a feature electric fire leading onto a dining area with laminate flooring.

Fitted kitchen with ceramic hob, electric oven, extractor fan, fridge, dishwasher and a breakfast bar.

There is also a utility room with sink and space for a washing machine.

Leading from the dining area is a spacious conservatory with doors onto the garden.

There is a downstairs cloakroom with a storage cupboard.

Large master bedroom with a fitted wardrobe. Second double bedroom with a fitted wardrobe.

Stylish bathroom with a double sized shower unit and also a sink and wc in vanity units.

The garden has a large decked area leading onto a shingled area. There is also a shed in the garden.

Viewing highly recommended.

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