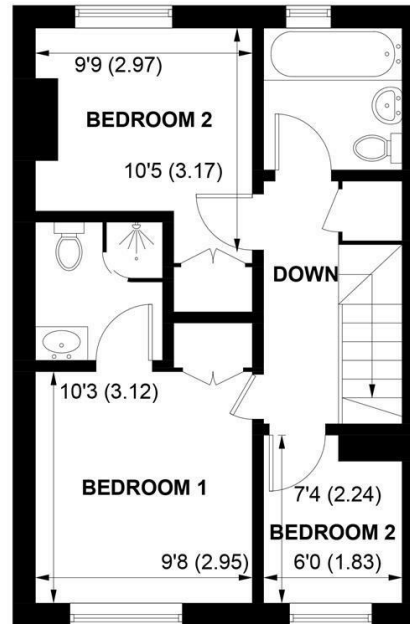


GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 792 SQ FT / 73.6 SQ M

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

£1,350 PCM

42, TAMAR WAY,
TANGMERE,
WEST SUSSEX, PO20 2FG

- Modern Mid Terrace House
- Cloakroom
- Lounge/Dining Room
- Kitchen
- 2 Bedrooms & Cot Room/Study
- En Suite Shower Room
- Bathroom
- Garden & Garage in Block
- Deposit: Five Weeks' Rent

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = C

The accommodation on the ground floor comprises an entrance hall, cloakroom, good size lounge/dining room with useful under stairs storage cupboard, sliding patio doors to the rear garden which is enclosed, with a small area of patio, flower borders and areas of shingle. The kitchen has a good range of base and wall units, there is space for a dishwasher or washing machine and there is a cooker.

On the first floor there are two bedrooms and a cot room or study, modern en suite shower room, a built in linen cupboard on the landing and a modern family bathroom. The property has a garage in nearby block and there is also parking within the road.

One pet may be 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

