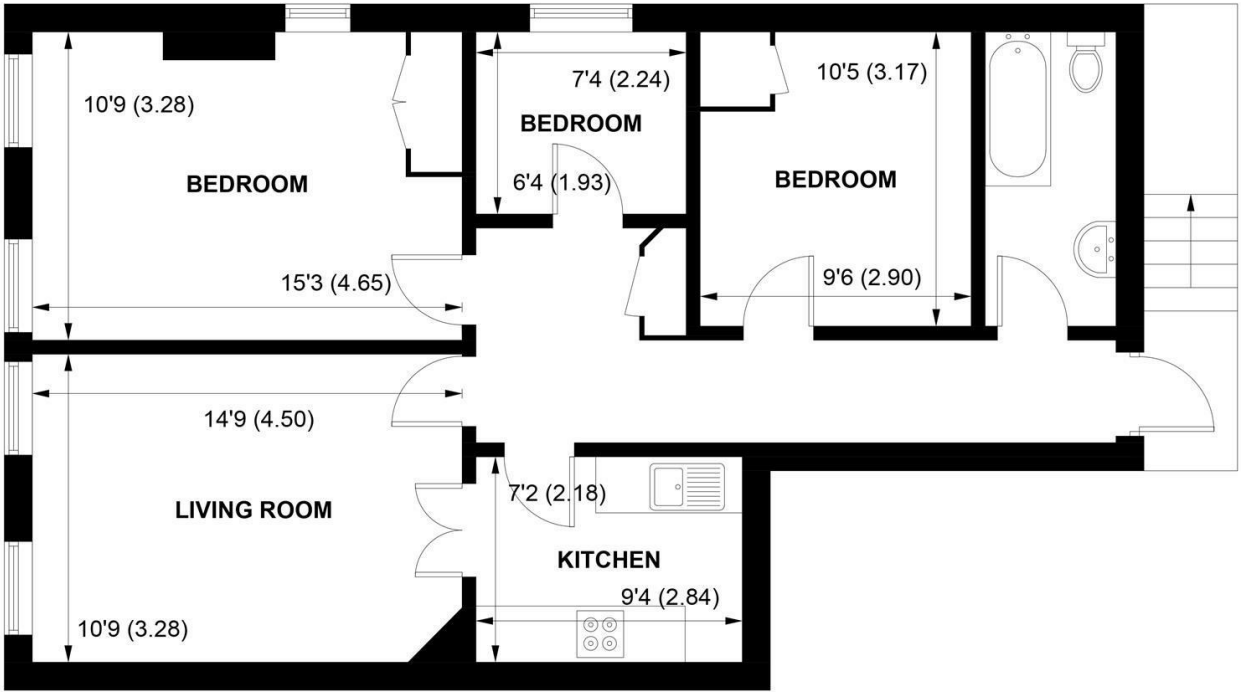
Sims Williams




# 64A BARNHAM ROAD, BARNHAM, WEST SUSSEX, PO22 0ES




## FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 743 SQ FT / 69.0 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

# £1,250 PCM

64A, BARNHAM ROAD,
BARNHAM,
WEST SUSSEX, PO22 0ES

- Three Bedroom Flat
- Large South Facing Lounge
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Enclosed Courtyard Garden
- Central Village Location
- Gas Central Heating
- Five Week Security Deposit

## EPC RATING

Current = D
Potential = C

## COUNCIL TAX BAND

Band = B

Located in the village above the Opticians, we are delighted to offer this three bedroom flat which has been renovated throughout.

The property entrance is located to the the side of the building within an enclosed courtyard garden. Upon entering the property there is a entrance porch with shared access with the Opticians and a door leading to the stairs to the flat.

Once upstairs the flat comprises of a hallway with access to all rooms. The lounge is located to the front of the property with south facing windows. There is a small hatch to the kitchen.

The kitchen has eye and base level units, an electric cooker and space and plumbing for a washing machine and fridge/freezer.

There are two double bedrooms both with built in storage and a further single bedroom/office.

The bathroom comprises of a white suite with electric shower over the bath.

Within the hallway is a cupboard housing the consumer unit and meters, there is a small amount of storage within this cupboard.

Outside is an enclosed courtyard garden which has been newly laid and benefits from new fencing.

The property has been re-decorated throughout and also has new carpets (2023).

There is no parking available with the property, however there is a private car park to the rear available at a daily rate, the railway station opposite has season tickets available to purchase or street parking found within local residential streets.

With regret no pets are permitted at this property. Two sharers would 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.*









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