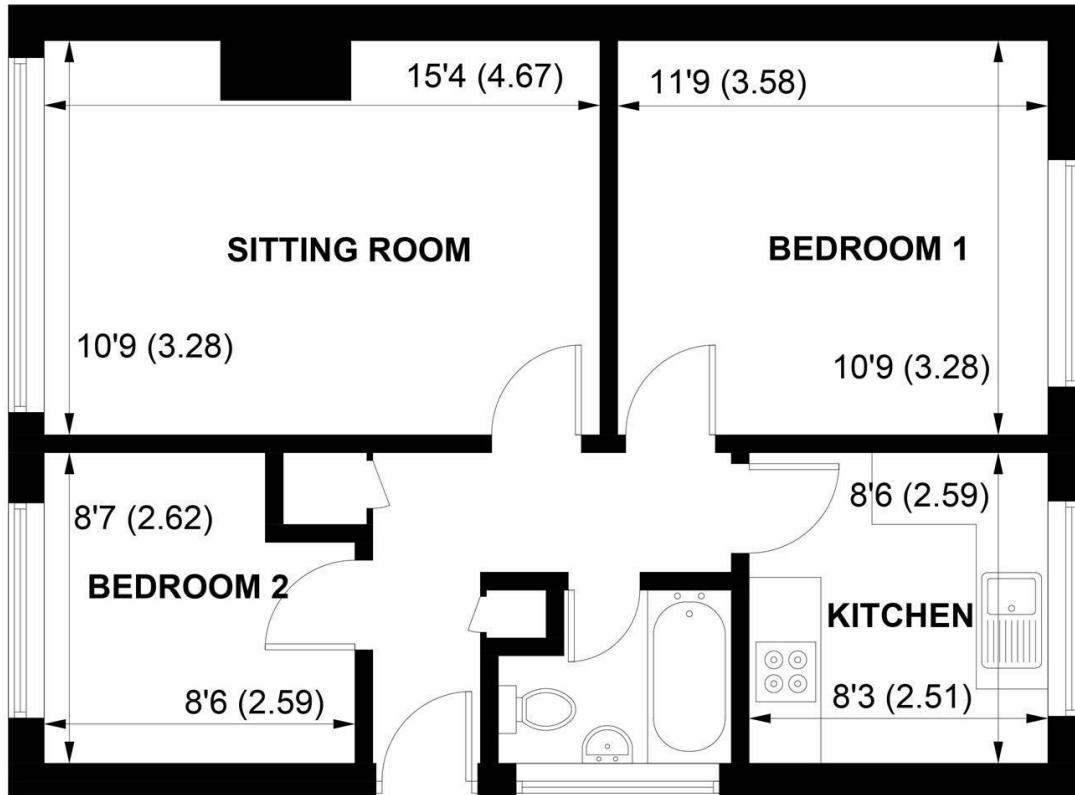




Sims Williams



37 GREENWAYS, PAGHAM, WEST SUSSEX, PO21 4QE



APPROXIMATE GROSS INTERNAL AREA = 548 SQ FT / 50.9 SQ M

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

# £1,400 PCM

37, GREENWAYS,  
PAGHAM,  
WEST SUSSEX, PO21 4QE

- Semi - Detached Bungalow
- Cul De Sac Location
- Pets Considered
- Sitting Room
- Kitchen
- Two Bedrooms & Bathroom
- Garden & Outbuildings
- One Weeks Rent Holding Fee
- Deposit: Five Weeks' Rent

## EPC RATING

Current = E

Potential = B

## COUNCIL TAX BAND

Band = C

The bungalow was refurbished 2023.

The entrance hall opens into the living room, which has a pretty fireplace with a beam over and this provides the focal point of the room. It has a pleasant out look over the front.

The kitchen has a range of units, with a wooden work surface over, including a cooker, fridge freezer and dish washer. There is also a washing machine. N B The white goods are left as a gesture of goodwill and will not be replaced or repaired by the landlords.

The bathroom has a white suite and both the bedrooms are double rooms. Outside, there is a driveway to the side, with parking for 2-3 cars, which leads to the garage.

There is a very private rear garden, laid mainly to lawn, and in addition to the garage, there are two very useful outbuildings. They could be used as a play room/summer house or as a home office.

Pagham is a very popular village, with a busy beach in the summer and a selection of shops.

Nearby Rose Green has a good primary school and there is a delicatessen and butcher's shop in the village.

Chichester and Bognor Regis both offer a wider range of facilities and shops, as well as a mainline station to London.

There are lots of sporting activities in the area, including golf and racing at Goodwood and sailing at Chichester Harbour.

Directions: from the roundabout in Nyetimber Lane (near the football ground), head south and you will see the turning to Greenways on the left hand side 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.*

