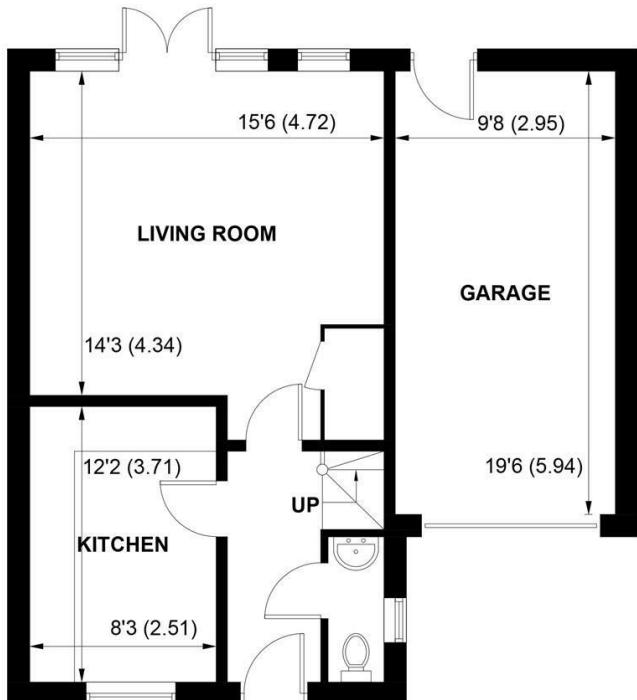




Sims Williams



7 UPTON BROOKS, BARNHAM, WEST SUSSEX, PO22 0DH



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1041 SQ FT / 96.7 SQ M

GARAGE = 190 SQ FT / 17.7 SQ M

TOTAL = 1231 SQ FT / 114.4 SQ M

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

£1,850 PCM

7, UPTON BROOKS,
BARNHAM,
WEST SUSSEX, PO22 0DH

- Beautifully Presented Detached House
- Three Double Bedrooms
- Modern Fitted Kitchen
- Lounge Dining Room
- Downstairs Cloakroom
- En Suite Shower Room to Bedroom 1
- Family Bathroom
- Garage & Garden
- Deposit: Five Weeks' Rent

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = D

Immaculately presented 3 bedroom detached property in favoured Barnham location, within easy distance of amenities including schools, shops and mainline train station.

The property occupies a secluded corner plot and the attractive accommodation comprises welcoming entrance hall with stairs to first floor and door to cloakroom.

The kitchen is fitted with stylish white gloss units with appliances including gas hob and electric oven with extractor over, integrated fridge freezer, washing machine and dishwasher.

The lounge diner has under stairs cupboard, ample space for dining table and chairs and French doors open onto the rear garden.

To the first floor there are 3 double bedrooms, the master bedroom being generous in size with built-in wardrobes and en suite shower room. The family bathroom has white suite comprising panelled bath, wash basin and WC.

Outside, the rear garden is of a southerly aspect, mainly to lawn with recently fitted patio area, with further side patio - this is a real asset and offers a good degree of privacy.

To the front, the garden has low-level hedging, an area of lawn, off-road parking for 3 vehicles and single garage.

Pets may be considered.

Directions

From Barnham Station proceed west along Barnham Road towards Eastergate.

Upton Brooks can be found on the left hand side after about half a mile.

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.

