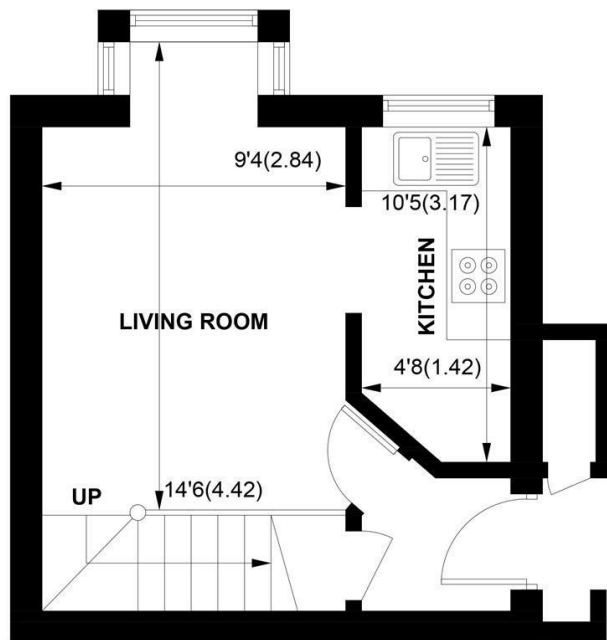




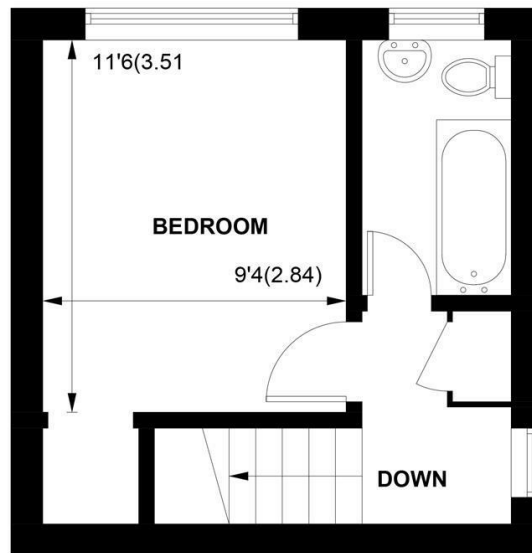
Sims & Williams



83 CHURCHWOOD DRIVE, TANGMERE, WEST SUSSEX, PO20 2GY



GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 449 SQ FT / 41.7 SQ M
(INCLUDING EXTERNAL CUPBOARD)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams**

£975 PCM

83, CHURCHWOOD DRIVE,
TANGMERE,
WEST SUSSEX, PO20 2GY

- One Bedroom House
- Bright Lounge
- Modern Fitted Kitchen
- Double Bedroom
- Bathroom
- Two Allocated Parking Spaces
- Quiet Residential Street
- Neutral Decor Throughout
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = A

COUNCIL TAX BAND

Band = B

One bedroom house located in a quiet residential cul de sac with small front garden and two allocated parking spaces.

To the front of the property is a storage cupboard next to the front door. Upon entering the property you are welcomed in to the hallway with large under stairs cupboard.

Leading through to the lounge which features a bay window overlooking the small garden. Access to the kitchen and stairs to the first floor are also located within the lounge.

The kitchen is fitted with eye and base level cupboards, integrated electric oven and hob with extractor over, space and plumbing for a washing machine and space for a fridge freezer.

The bedroom is a well apportioned double room and benefits from a built in storage area with hanging rail.

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

On the landing is an airing cupboard over some storage and houses the immersion heater with timer and separate off peak setting.

The property is double glazed throughout with electric heating and neutral décor. There are two allocated parking spaces and a small garden.

With regret, no pets.

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

