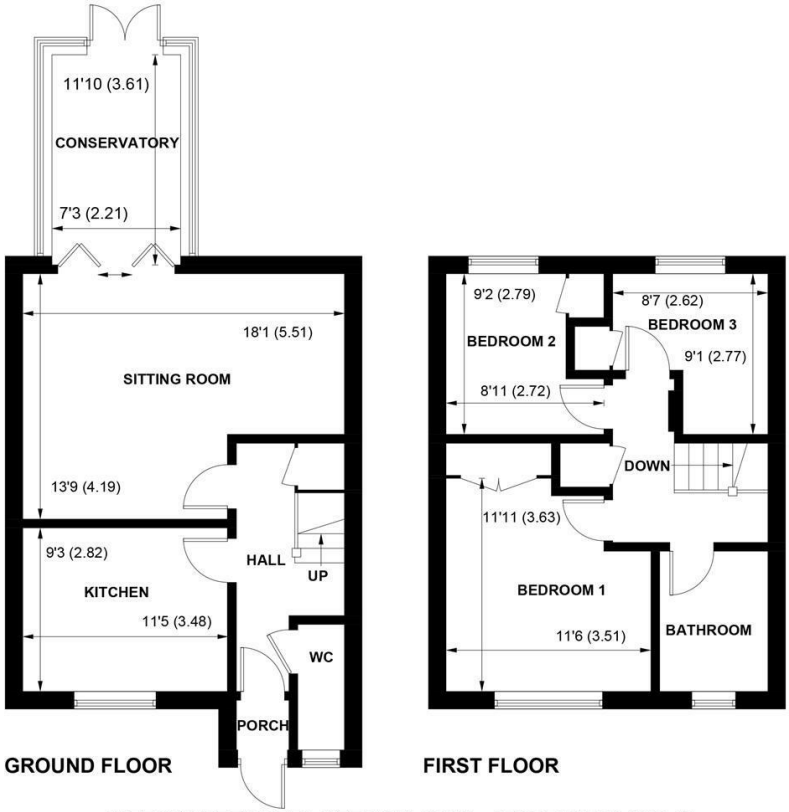


Sims Williams

4 BURCH GROVE, WALBERTON, WEST SUSSEX, BN18 0BB



APPROXIMATE GROSS INTERNAL AREA = 959 SQ FT / 89.1 SQ M

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

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

Tel 01243 836055
lettings@simswilliams.co.uk
simswilliams.co.uk

£1,595 PCM

4, BURCH GROVE,
WALBERTON,
WEST SUSSEX, BN18 0BB

- Terraced House
- Quiet Village Location
- Entrance Hall & Cloakroom
- Kitchen
- Sitting Room
- Conservatory
- Garage (Converted To Garden Room)
- Available Furnished or unfurnished
- Deposit: Five Week's Rent

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

This bright village house is located in a popular cul de sac near the village pond. The property offers well presented, comfortable accommodation, which is ideal for a professional couple or a family.

The entrance hall has a cloakroom off it and there is a well fitted, compact kitchen. Please note that the dishwasher is being left as a gesture of goodwill and will not be replaced or repaired by the owner.

The sitting room incorporates a dining area and leads to the conservatory. This has a pleasant outlook over the garden, which consists of a decking area and lawn beyond.

There is also a garage at the foot of the garden - please note that this has been converted and provides a garden room/games room, with a small storage area at the front.

The house is in Burch Grove, which lies just off The Street. There is a useful parade of shops and the village also boasts a good primary school, church and public house. Arundel to the east and Chichester to the west, are easily accessible via the A27 and they both offer a good range of shops and restaurants.

Pets considered.

Directions: from our office in The Parade, proceed west into The Street. You will see Burch Grove towards the end, on the let hand side.

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