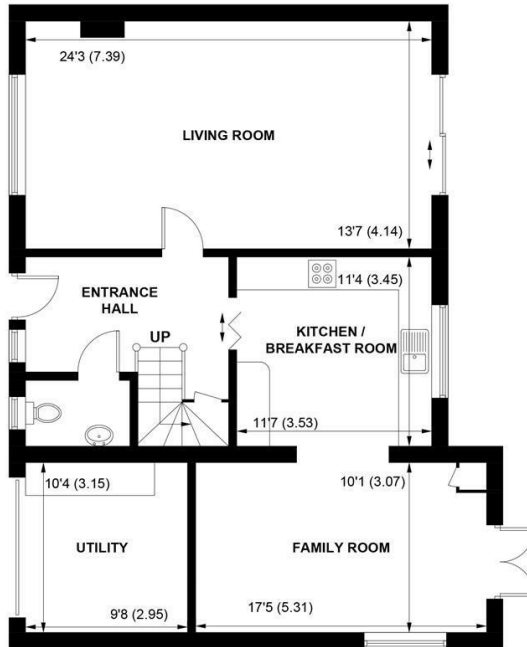


The logo consists of the letters 'SW' in a stylized, white, cursive font on a dark blue square background.

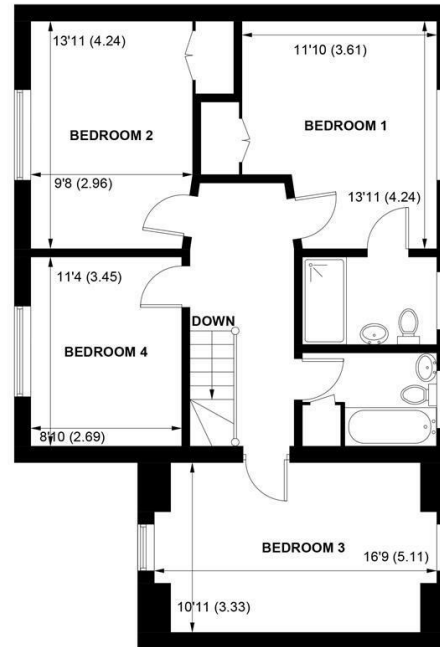
Sims Williams



1 THE OLD BAKERY, LAKE LANE, BARNHAM, SUSSEX, PO22 0AD



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1733 SQ FT / 161 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

£1,800 PCM

1 THE OLD BAKERY, LAKE LANE,
BARNHAM,
SUSSEX, PO22 0AD

- Four Bedroom Detached House
- Double Aspect Lounge
- Modern Kitchen/Breakfast Room
- Utility Room
- Ground Floor Cloakroom
- Four Double Bedrooms
- Master Bedroom with En Suite
- Enclosed Garden
- Off Road Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = E

Located in a popular residential area only a few hundred yards from Barnham Village with its local shops, school and mainline station.

The property benefits from a large entrance hall with access to the cloakroom, stairs to first floor, lounge and kitchen. There is also the benefit of an under stairs storage cupboard.

The lounge is a large bright dual aspect room with feature fireplace and patio doors leading to the rear garden.

The kitchen comprises of plenty of eye and base level gloss fronted cupboards with a granite worktop. Integrated fridge/freezer, electric double oven, one of which is a combination microwave, warming draw, induction hob and dishwasher. The kitchen leads to the family room and also utility room with space and plumbing for both washing machine and tumble drier. From the family room you will find doors leading to the rear low maintenance garden. Access to the front of the property can be found to either side of the property and one side leads to the grassed enclosed garden area.

Upstairs are four double bedrooms. The master comprises of a bright room with built in wardrobes and an en suite shower room comprising of a white basin and W.C. and double shower cubicle.

The second bedroom is another large double with built in wardrobes. The other two bedrooms are both doubles, bedroom three being dual aspect.

The family bathroom comprises of a white suite with shower over the bath, ladder style radiator and the airing cupboard is located within the bathroom.

To the front of the property is parking for three cars.

The property is neutrally decorated throughout and benefits from gas central heating and double glazing throughout.

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 Chichester & Walberton

