



7 WATER MEADOWS WAY

PAGHAM, BOGNOR REGIS, PO21 4FD

£1,750 PER MONTH

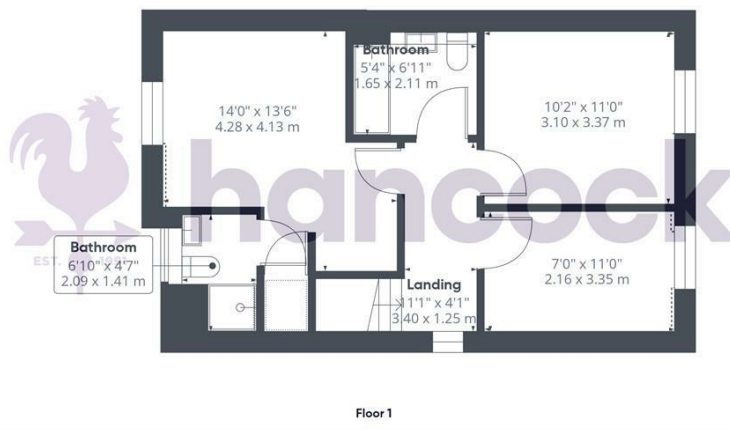
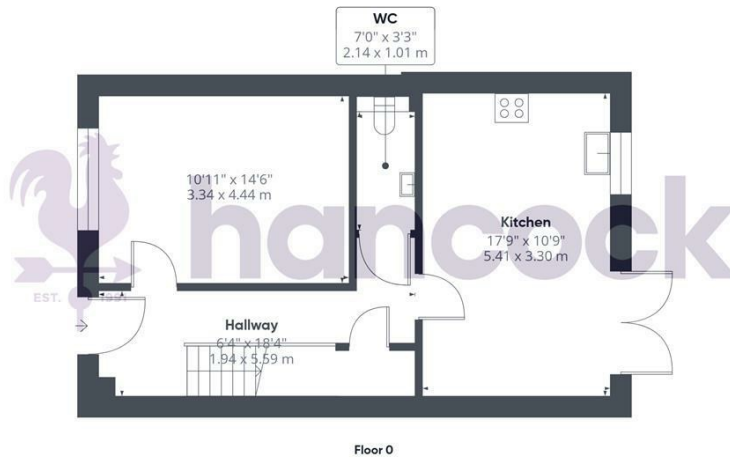
Situated within a small and exclusive development in the charming village of Nyetimber, this beautifully presented three-bedroom semi-detached home offers stylish and comfortable living. The property enjoys a convenient location close to local shops, several traditional pubs, the beach and excellent transport links.

The home is 3 years old and well-appointed throughout, featuring a bright and spacious living room and a contemporary kitchen/dining area. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom benefiting from a private en-suite shower room. A modern family bathroom serves the remaining bedrooms, while a convenient ground floor cloakroom adds to the practicality of the home.

Externally, the property boasts a private rear garden complete with a useful storage shed. To the front, two driveway parking spaces provide ease and convenience.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Chichester Office Lettings
5 Northgate
Chichester
West Sussex
PO19 1BA

01243 531111
lettings@hancockpartners.co.uk
www.hancockpartners.co.uk



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