

SW

Sims Williams



11 HAREFIELD GARDENS, MIDDLETON ON SEA, WEST SUSSEX, PO22 6EQ



## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 909 SQ FT / 84.5 SQ M

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

# £1,195 PCM

11, HAREFIELD GARDENS,  
MIDDLETON ON SEA,  
WEST SUSSEX, PO22 6EQ

- Ground Floor Apartment
- South Facing Lounge
- Separate Sun Room & Patio
- Fitted Kitchen
- Dining Area
- Two Double Bedrooms
- Modern Bathroom with Separate W.C.
- Walking Distance to Local Amenities & the Beach
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = C

We are delighted to offer this spacious ground floor apartment located on a private development with south facing lounge, sun room and patio.

Upon entering the property you are welcomed in to the entrance hall with access to all rooms. The south facing lounge is a large bright room with feature fireplace. There is a dining area leading to both the kitchen and sun room.

The kitchen is finished with eye and base level cupboards, integrated electric oven and hob. There are both fridge freezer and washing machine that the landlord will leave on a goodwill basis. They will remain as part of the property until such time as they require repair or replacement. From the kitchen is a door leading to the side of the property.

The sun room has access to the patio and communal gardens.

There are two double bedrooms, both with built in storage.

The bathroom is fully tiled and features a white suite with shower over bath and a separate W.C.

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

Parking to the front of the property is informal.

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.*

