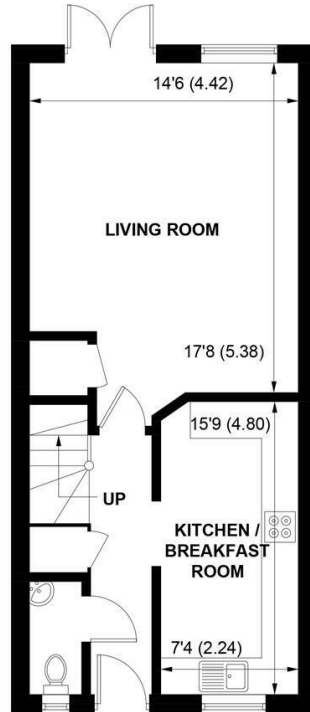




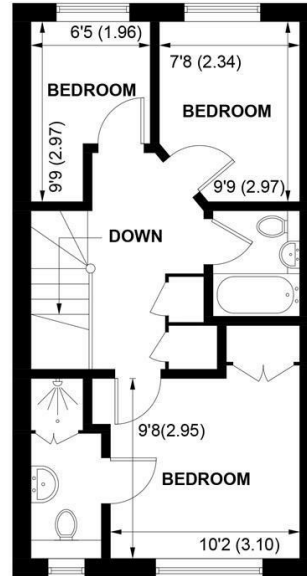
Sims Williams



3 HOLMDALE, EASTERGATE, WEST SUSSEX, PO20 3AA



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 911 SQ FT / 84.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

£1,350 PCM

3, HOLMDALE,
EASTERGATE,
WEST SUSSEX, PO20 3AA

- Semi Detached House
- Bright Lounge/Dining Room
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- 3 Good Size Bedrooms
- En Suite & Family Bathroom
- Enclosed Garden
- Car Port Parking
- Five Week Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

Situated in a sought after location within easy reach of the local shops, schools and public transport.

The modern interior comprises entrance hall with cloakroom and large storage cupboard spacious lounge/dining room with further storage cupboard and double doors to the garden. The kitchen/breakfast room is fitted with a good range of modern units with built in oven, hob and extractor. The Landlord will leave the fridge/freezer, washing machine and dishwasher on a goodwill basis. These will not be repaired or replaced if they breakdown.

On the first floor there are 3 good size bedrooms, 2 of which are double rooms. The master bedroom has built in wardrobes and an en suite shower room. There is also a modern family bathroom comprising of a white suite with shower over bath and a mirrored cabinet above the sink. There is a storage cupboard and airing cupboard on the landing.

Outside the gardens are laid to lawn with paved patio area, shed and side gate leading to the car port offering one allocated parking space, which is the second one in from the left.

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

Pets considered.

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

