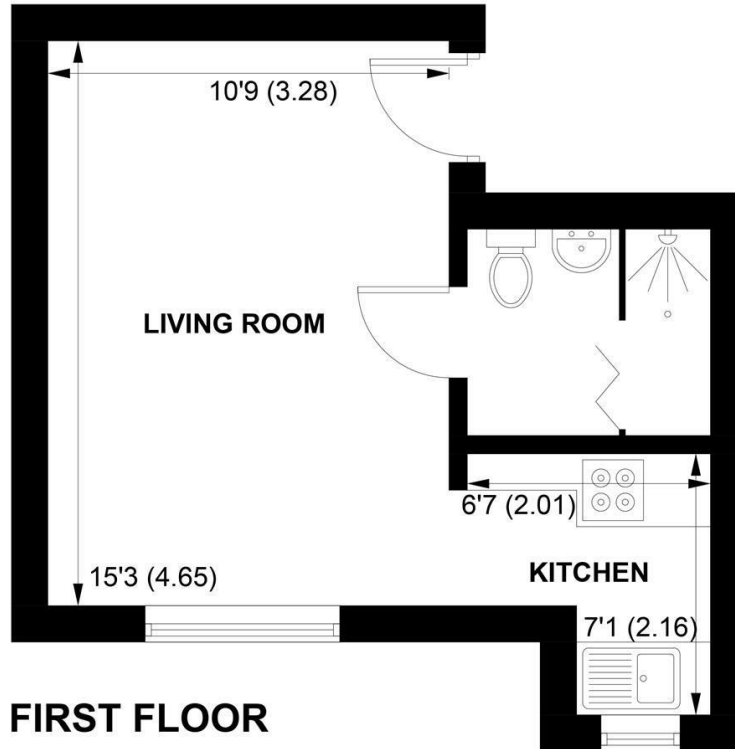




Sims Williams



FLAT 5 LARKSMEAD NYTON ROAD, ALDINGBOURNE, WEST SUSSEX, PO20 3UA



APPROXIMATE GROSS INTERNAL AREA = 249 SQ FT / 23.1 SQ M

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

£695 PCM

FLAT 5 LARKSMEAD, NYTON ROAD,
ALDINGBOURNE,
WEST SUSSEX, PO20 3UA

- First Floor Studio Flat
- Semi - Rural Location
- Small Complex
- Entrance Hall
- Bed/Sitting Room
- Shower Room
- Off Road Parking
- Communal Gardens & Lovely Views
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = A

Set in a semi - rural spot, roughly equidistant between Chichester and Barnham, this first floor studio is ideal for someone seeking a small, secure base. The property has its own entrance hall and the rest of the accommodation is open plan.

There is a bed sitting room, with a small kitchen tucked away just off this room. The reception area has a very pleasant view over the communal gardens and fields beyond.

There is also a separate shower room. Outside, there is off street parking to the front, which is shared between all the residents (there are six apartments in total). The communal gardens are laid mainly to lawn and are well maintained.

Please note that there is a monthly charge for water usage and rates. Electricity and council tax to be paid by the tenant/s.

Aldingbourne is a small hamlet situated on the east side of Chichester, near the village of Westergate. There are some useful shops in the nearby village of Barnham and there are some excellent primary schools nearby, including Aldingbourne.

The nearby village of Barnham has a mainline station to London Victoria and it also has some takeaways and shops, including a Co - Op. Chichester, to the west, has a range of shops and restaurants, as well as the renowned Festival Theatre and Pallant House Gallery. Goodwood is within an easy drive and has golf and racing among its many attractions. Arundel to the east in an historic town, with a beautiful castle and many eclectic shops. Both Chichester and Arundel are easily accessible via the A27.

Directions: from the Tangmere roundabout, proceed east on the A27 and take the first turning on the right after a short distance, towards Westergate/Aldingbourne/Barnham. Continue along this road for about half a mile, passing the turning on the right to Oving. the entrance to Larksmead will be on the left after a short distance. If you reach open countryside on the left, you have gone too far.

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

