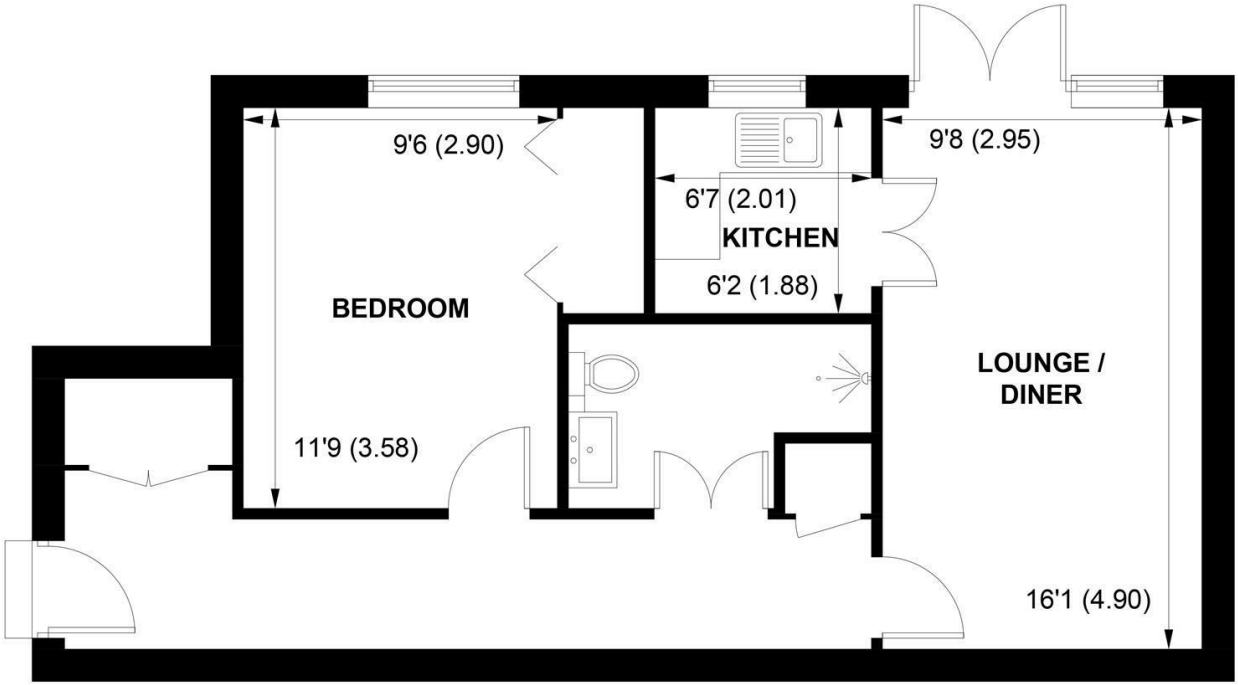


Sims Williams

19 CLAREMONT GARDENS FONTWELL AVENUE, EASTERGATE, CHICHESTER, PO20 3AD



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 524 SQ FT / 48.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

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£1,050 PCM

19 CLAREMONT GARDENS, FONTWELL AVENUE, EASTERGATE CHICHESTER,

- Over 60's Ground Floor Flat
- One Double Bedroom with Fitted Storage
- Lounge with Double Doors To Communal Garden
- Compact Kitchen with Views Over Communal Garden
- Modern Wet Room
- Large Storage Cupboard in Hallway
- Communal Washing Room
- Access to Residents Lounge
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = B

This modern ground floor apartment has been tastefully redecorated and offers comfortable, well-presented accommodation within a popular over 60s development.

The apartment opens into a welcoming entrance area with a useful storage cupboard, ideal for coats and shoes.

The spacious double bedroom benefits from built-in storage and enjoys pleasant views across the attractive rear communal gardens.

The recently renovated wet room (completed within the last year) comprises a shower, wash basin and low-level WC.

The lounge provides a lovely space to relax, with double doors to the communal gardens and patio, while the compact kitchen has recently been improved and offers an integrated two ring hob & space for a fridge freezer.

Residents can also enjoy a range of communal facilities, including a conveniently located laundry room around the corner from the apartment, a modern residents' lounge offering tea & coffee making facilities and other refreshments on occasion. Further to this there is a well presented guest suite which can be booked by visiting family and friends for an additional fee.

Further benefits include residents' and visitor parking, with additional parking available to the front of the development. A bus stop is conveniently positioned directly outside, providing useful transport links to the surrounding areas, including Chichester and Arundel.

Please note: There is an additional charge of £165pcm, payable on top of the rent, which covers the tenant's usage of water and electricity.

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.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract