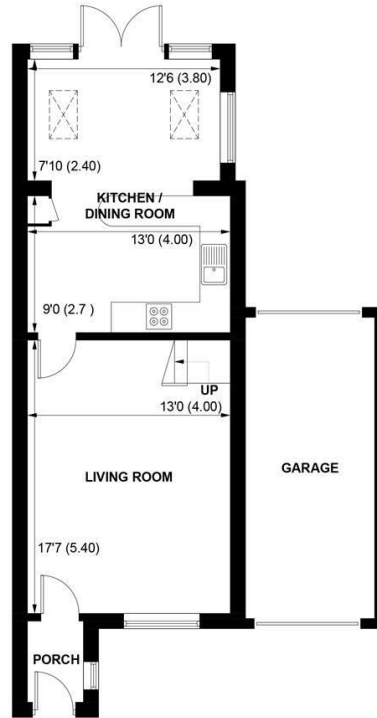


SW

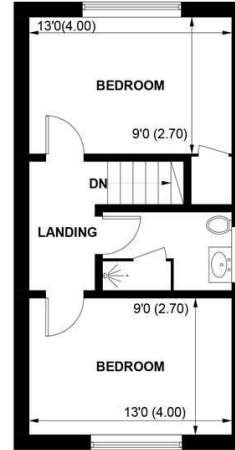
Sims Williams



18 BARNETTS FIELD, WESTERGATE, W SUSSEX, PO20 3UD



GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 846 SQ FT / 78.6 SQ M
(EXCLUDING GARAGE)**

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

£1,395 PCM

18, BARNETTS FIELD,
WESTERGATE,
W SUSSEX, PO20 3UD

- Semi - Detached House
- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Shower Room
- Garage & Garden
- Parking
- Pets Considered
- Deposit: Five Weeks' Rent

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = C

This wonderful semi - detached house provides an excellent opportunity to rent a very comfortable home, in a popular village location.

The property has its own driveway and parking, in front of the garage, in addition to which there is a super, south facing garden.

There is an entrance hall, decent sitting room and a fabulous, extended kitchen/breakfast room.

This has an exposed brick wall, along with modern fittings.

These include a gas hob and oven and there is also a dish washer and washing machine.

N B The white goods are being left as a gesture of goodwill and will not be replaced or repaired by the landlord.

On the first floor, there are two double bedrooms and a modern shower room.

Outside there is parking in front of the garage and the rear garden is easy to maintain, consisting of a patio and area of lawn. It has a southerly aspect.

N B The owner will consider a well behaved pet.

Westergate is a popular and convenient village to live in, with a useful shop and public house, as well as a good primary school and a secondary school.

There is easy access to Chichester, to the west, which has a wide range of facilities, shops and restaurants and the nearby village of Barnham has a mainline station to London.

It also has a good selection of takeaways and shops.

Directions: from the Basmati restaurant at the top of Westergate Street, proceed south along Westergate Street.

After a short distance, turn right into Barnett's Field and bear round to the left.

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

