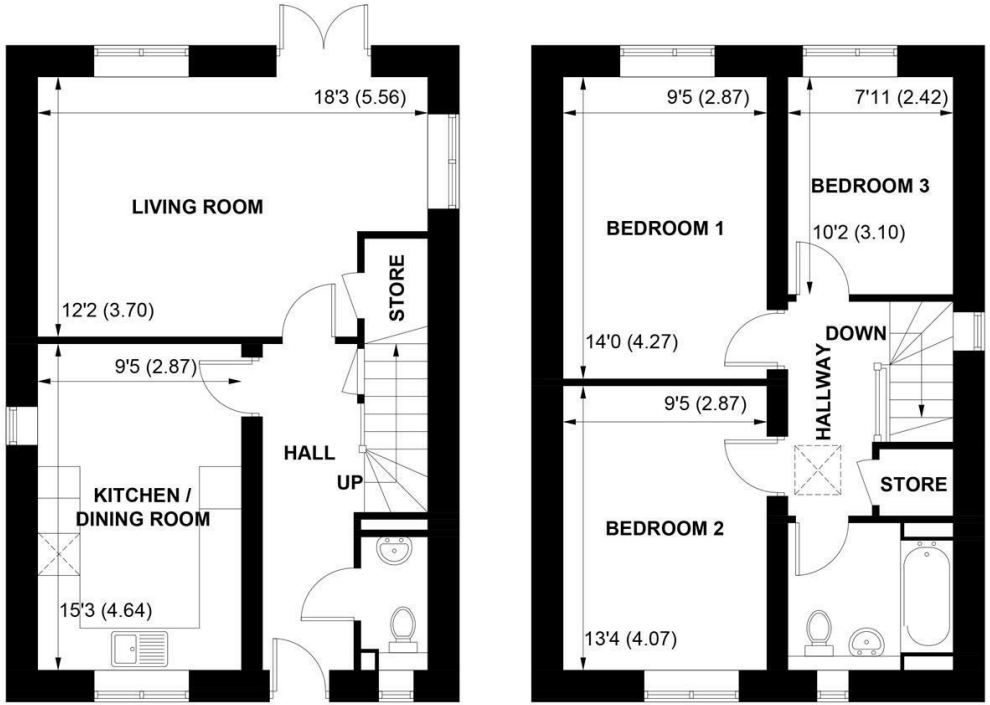


Sims Williams

14 ASHLING CLOSE, WEST ASHLING, WEST SUSSEX, PO18 8AE

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GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1012 SQ FT / 94.0 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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£1,800 PCM

14, ASHLING CLOSE, WEST ASHLING, WEST SUSSEX, PO18 8AE

- Beautifully Presented Three Bedroom Detached House
- Sought-After West Ashling Village Location
- Spacious Living Room with French Doors to Garden
- Modern Fitted Kitchen/Dining Room with Integrated Appliances
- Two Double Bedrooms and Further Single Bedroom
- Contemporary Family Bathroom and Ground Floor Cloakroom
- Air Source Heat Pump Heating and Double Glazing
- Good-Sized Enclosed Rear Garden with Shed and Off-Road Parking for Two Cars
- Five Week Rent Security Deposit

EPC RATING

Current = A
Potential = A

COUNCIL TAX BAND

Band = D

Situated within an attractive modern development in the sought-after village of West Ashling, this beautifully presented three bedroom detached house offers spacious, light and contemporary accommodation, finished to a high standard throughout.

The welcoming entrance hall provides access to a ground floor cloakroom and a generously proportioned living room, featuring windows overlooking the garden and French doors opening directly onto the rear patio. The modern kitchen/dining room is fitted with a stylish range of shaker-style units, contrasting worktops and integrated appliances, with ample space for a dining table.

Upstairs, the property offers three well-proportioned bedrooms, including two generous double bedrooms and a third bedroom suitable for use as a nursery, guest room or home office. The contemporary family bathroom comprises a bath with shower over, wash hand basin and WC. Additional storage is available from cupboards on both floors.

Outside, the property enjoys a particularly attractive, good-sized rear garden, predominantly laid to lawn with a paved patio, timber storage shed and established trees along the boundary. The garden is enclosed by post-and-rail fencing and benefits from a pleasant green outlook. To the front, there is off-road parking for two vehicles.

Further benefits include double glazing and an energy-efficient air source heat pump heating system.

West Ashling is a charming village located just to the west of Chichester, offering an appealing semi-rural setting whilst remaining conveniently positioned for access to the city centre, surrounding countryside and nearby transport links.

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