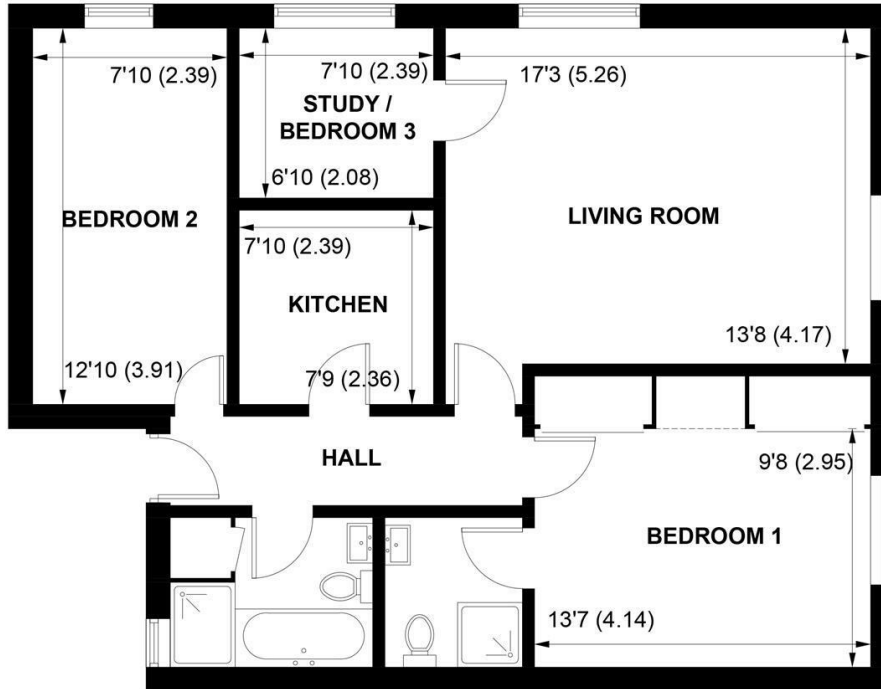


*SW*

Sims Williams



29 WESTERGATE MEWS NYTON ROAD, WESTERGATE, W SUSSEX, PO20 3YP



**APPROXIMATE GROSS INTERNAL AREA = 822 SQ FT / 76.4 SQ M**

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

# £1,250 PCM

29 WESTERGATE MEWS, NYTON  
ROAD,  
WESTERGATE,

- First Floor Apartment
- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- En - Suite Shower & Bathroom
- Study
- Off - Road Parking
- Deposit: Five Weeks' Rent

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

The property forms part of a popular development in Westergate, with excellent road links to Worthing, Chichester and London.

There is an entrance hall, kitchen and spacious sitting room, which has a Juliet balcony.

There is also a very useful study off the entrance hall and two decent size double bedrooms.

The main bedroom has an en - suite shower room and there is also a separate family bathroom.

Outside, there is off - road parking and communal gardens.

Electric heating & entry phone system.

Westergate lies just a few miles to the east of Chichester and has a local shop, garage & community sports hall & academy.

The nearby village of Barnham has lots of amenities, such as a good selection of shops and take-aways, plus a mainline station to London.

Both Chichester and Worthing offer a wider range of shops and facilities.

Directions:

From the war memorial in Eastergate, at the bottom of Fontwell Avenue, proceed west towards Westergate and just after the turning on the left to Lime Avenue, you will see the entrance to Westergate Mews.

*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

