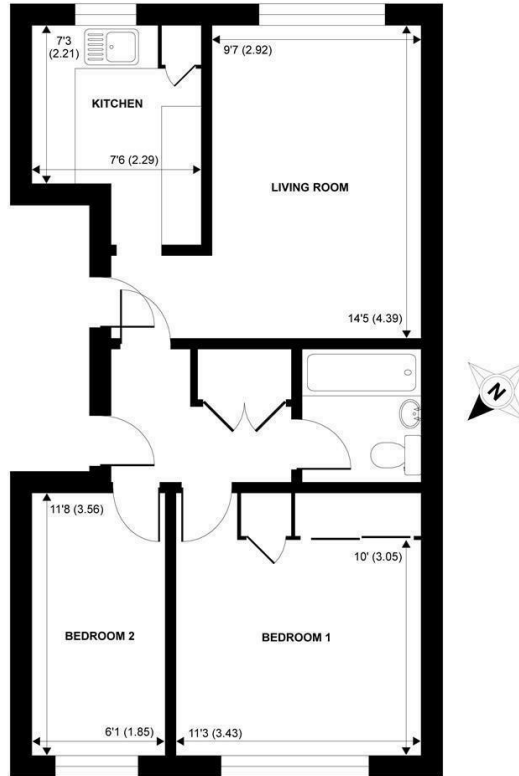


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



6 ELM DALE, ELM GROVE SOUTH, BARNHAM, WEST SUSSEX, PO22 0EA



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 556 SQ FT 52 SQ METRES

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2013©

# £875 PCM

6, ELM DALE,  
ELM GROVE SOUTH BARNHAM,  
WEST SUSSEX, PO22 0EA

- Second Floor Flat
- Spacious Entrance Hall
- Bright Lounge
- Modern Fitted Kitchen
- Two Double Bedrooms & Bathroom
- Gas Central Heating
- Communal Gardens
- Permit Parking
- Available: June 2023
- Deposit: Five Weeks' Rent

## EPC RATING

Current = D

Potential = C

## COUNCIL TAX BAND

Band = B

The property comprises of spacious entrance hallway with storage cupboards, large bright lounge with views over the well maintained communal gardens. Modern fitted kitchen offering plenty of storage.

There are two good sized bedrooms, the master offering a built in wardrobe.

The bathroom consists of a white suite with shower over bath.

There is general parking space to the front of the property, gas central heating and double glazing.

Permits apply for parking.

There is also on street parking. The flat is available potentially long term, for the right tenant.

Barnham is a popular village with a range of shops, as well as the mainline train station to London.

Chichester to the west and Arundel to the east, offer more extensive shops and restaurants, and both offer a range of cultural amenities.

These include the Festival Theatre, Pallant House Gallery and Arundel Cathedral.

Sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour.

### Directions

From the train station in Barnham, proceed towards Eastergate and having gone through the

traffic lights, take the turning on the left into Elm Grove South.

You will see Elm Dale on the left, just after Philip Howard on 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

