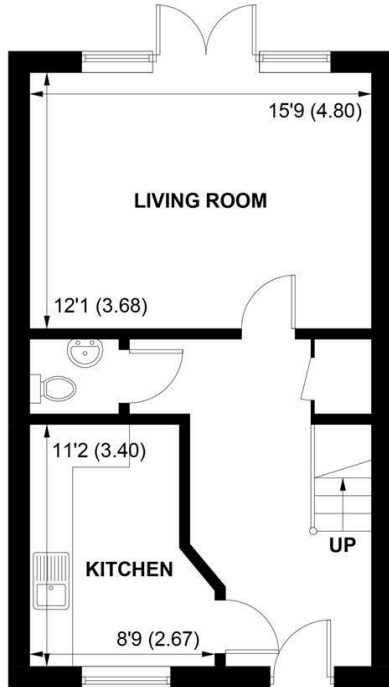




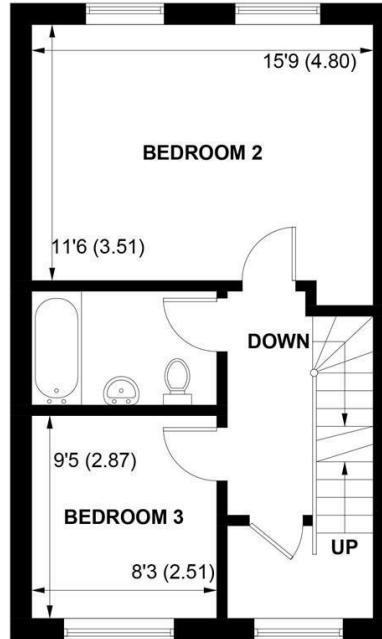
Sims Williams



18 SQUIRES GROVE, EASTERGATE, WEST SUSSEX, PO20 3AY

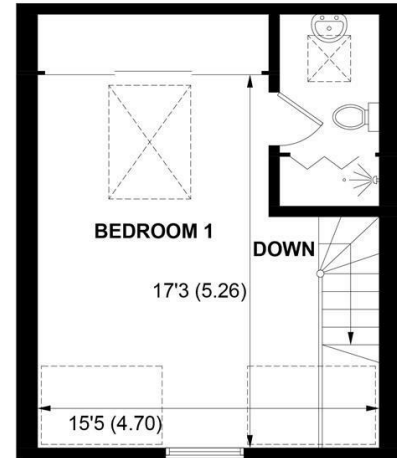


GROUND FLOOR



FIRST FLOOR

= REDUCED HEAD HEIGHT BELOW 1.5M



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1182 SQ FT / 109.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams

£1,695 PCM

18, SQUIRES GROVE,
EASTERGATE,
WEST SUSSEX, PO20 3AY

- Three Bedroom Town House
- Large Second Floor Bedroom 1 with En Suite
- Modern Separate Kitchen/Diner
- Two Further Good Size Bedrooms
- Modern Bathroom
- Garden
- Large Driveway for Several Cars
- Good Links to A27
- Deposit: Five Weeks' Rent

EPC RATING

Current = B
Potential = A

COUNCIL TAX BAND

Band = D

A very well presented three bedroom house across three floors offering good links to the A27.

From the entrance hallway you are greeted by a modern fitted kitchen with integrated dishwasher and oven with gas hob. Further to this there is space for a fridge freezer and plumbing washing machine.

The lounge offers space for a dining table and chairs and patio doors out onto a well maintained garden with the additional benefit of a shed for storage.

There is a ground floor WC and storage cupboard under the stairs.

On the first floor are two good size bedrooms, one offering space for a double bed and storage, this bedroom also benefits from double aspect windows allowing plenty of light into the room. The other bedroom which would be bedroom three, offers space for a small double or single bed, this could also be utilised as an 'at home office'. There is also a modern bathroom with shower over the bath.

On the top floor is a spacious pitched roof bedroom with built in storage and en suite shower room.

The property offers parking for several cars on the shared driveway.

This property is conveniently located in Eastergate near to local Schools, with good links to the A27 towards Chichester and Arundel, and Barnham Station can be reached just a short car ride away. Pets considered.

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

