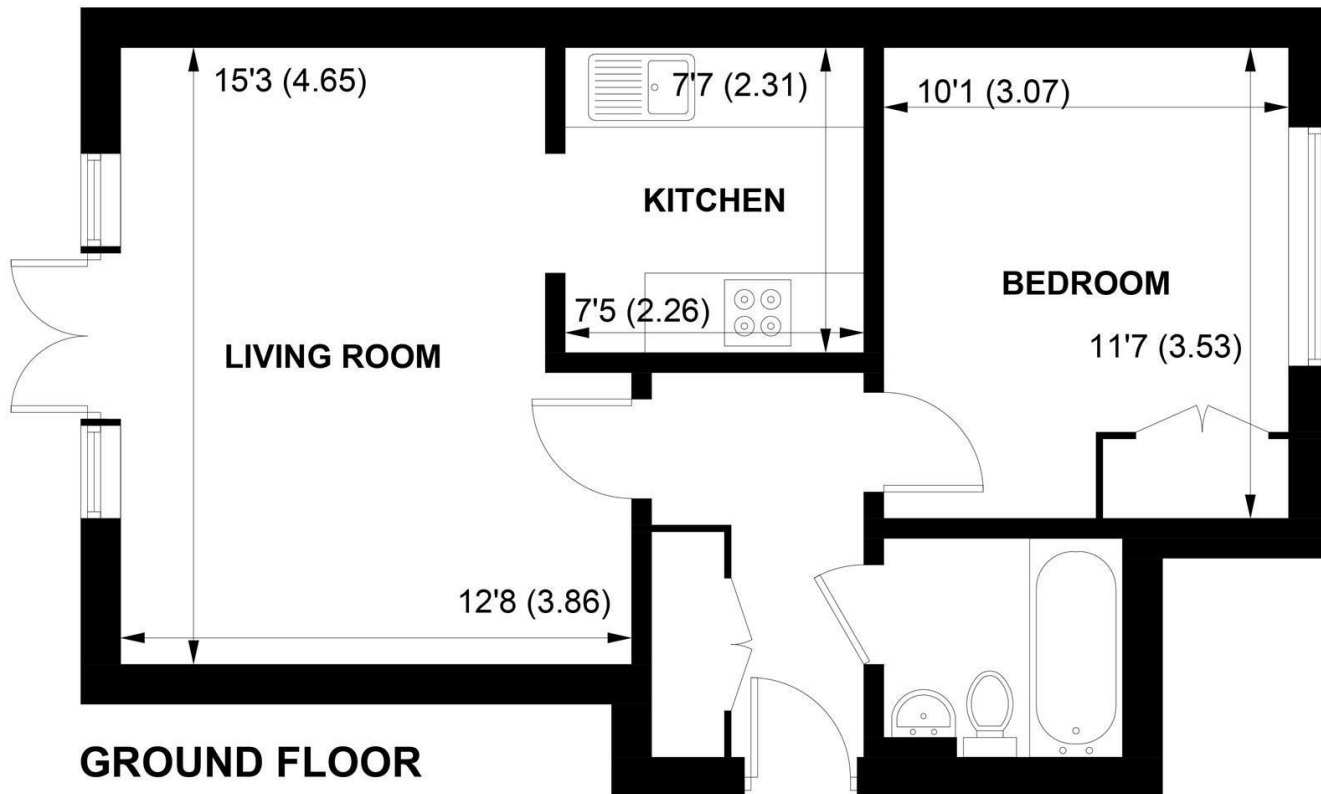




Sims Williams



3 FRAMPTON CLOSE, FISHBOURNE, WEST SUSSEX, PO19 3DF



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 455 SQ FT / 42.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

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£1,025 PCM

3, FRAMPTON CLOSE,
FISHBOURNE,
WEST SUSSEX, PO19 3DF

- Ground Floor Apartment
- Entrance Hall
- Sitting Room
- Kitchen
- Double Bedroom
- Bathroom
- Private Garden
- Allocated Parking Space
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = A

This super, stylishly presented apartment is perfect for a busy working person or couple. Situated in the popular village of Fishbourne, it has off - road parking immediately outside. There is also the use of a communal bike store.

From the communal entrance hall, there is a door leading to the private entrance hall. The sitting room has access to the garden, via double glazed doors. The kitchen is compact and well fitted with various units. There is a built in gas hob and oven and there is space for a fridge/freezer and space for a washing machine.

The double bedroom has a fitted wardrobe and there is also a useful storage cupboard in the entrance hall. The bathroom has a bright, modern suite. Outside, the garden is well enclosed and consists of a patio and lawn beyond. There is a wooden shed at the foot of the garden, which is useful for storage. The parking space is immediately outside the front and there is also the use of a communal bike store. Regret no pets.

Fishbourne is a thriving and very sought after village, with a primary school, two public houses and lots of nice walks.

There is easy access to Chichester via road and rail, as well as regular buses. Chichester offers a wide range of shops and restaurants, as well a cultural amenities such as Pallant House Gallery and the Festival Theatre. Sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour.

Directions: from Chichester, proceed west on the A259. When you enter the village of Fishbourne, pass the Bull's Head on the left hand side and

then turn right into Salthill; Road.

Continue over the railway line and then turn left into Newport Drive, where you will find Frampton Close on the left, after a few hundred yards.

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

