

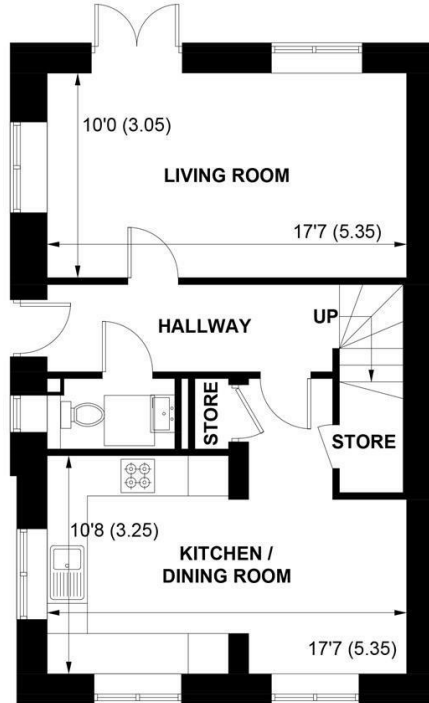


Sims Williams

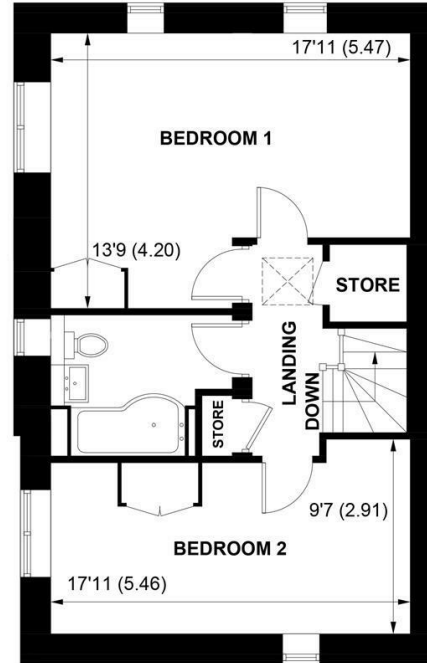


17 ASHLING CLOSE, WEST ASHLING, PO18 8AE

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GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1069 SQ FT / 99.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

£1,500 Per Month

17, ASHLING CLOSE,
WEST ASHLING,
, PO18 8AE

- Brand New Home
- Semi Detached House
- Two Double Bedrooms
- Modern Fitted Kitchen with Appliances
- Kitchen/Diner
- Separate Lounge
- Modern Bathroom
- Allocated Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = A

Potential = A

COUNCIL TAX BAND

Band = E

On the ground floor, this beautifully presented home offers a bright and welcoming living room, complete with double doors opening onto the rear garden, creating the perfect space for both relaxing and entertaining.

The stylish modern kitchen/dining room features integrated appliances and provides an excellent sociable space for everyday living.

A convenient cloakroom and additional storage cupboard are accessed from the entrance hall.

Upstairs, the property continues to impress with two generously sized double bedrooms with views across the wildflower meadow, there is also a contemporary family bathroom fitted with a shower over the bath.

A large airing cupboard offering valuable extra storage space.

The rear garden offers an ideal outdoor space to enjoy throughout the year and further benefits include two allocated parking spaces and an EV charging point.

Situated in the sought-after village of West Ashling, the property enjoys a peaceful semi-rural setting whilst remaining conveniently close to the historic city of Chichester. The area offers a wonderful

balance of countryside living and excellent connectivity, with nearby access to local shops, well-regarded schools and everyday amenities. Beautiful coastal walks, the South Downs National Park and the popular harbourside villages of Bosham and Emsworth are all within easy reach, making this an ideal location for those seeking both tranquility and convenience. Excellent transport links are also available via the nearby A27 and Bosham railway station.

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

