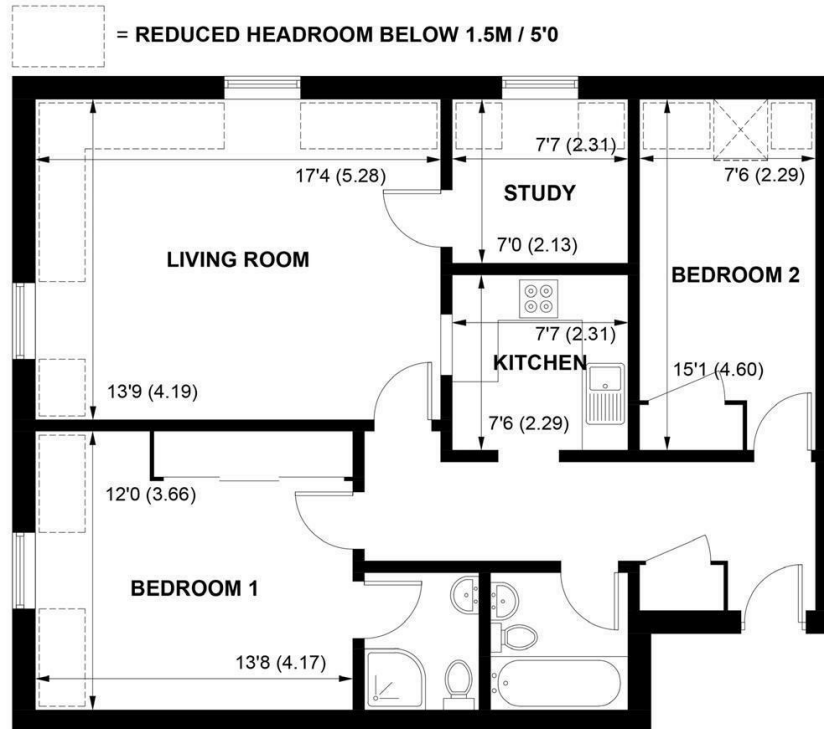


A photograph of a two-story brick house with a bay window and a large tree in the foreground. The house has a light-colored brick facade with dark blue accents around the windows and roofline. A large, leafy tree is on the right side of the image. In the foreground, there is a paved area with a black lamp post and a black bollard. The house has a bay window with white columns and a small balcony. The roof is dark blue with dormer windows. The overall scene is bright and sunny.

*Sw*

Sims Williams

39 WESTERGATE MEWS, WESTERGATE, NR CHICHESTER, W SUSSEX, PO20 3YP



## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 845 SQ FT / 78.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

# £1,250 PCM

39, WESTERGATE MEWS,  
WESTERGATE NR CHICHESTER,  
W SUSSEX, PO20 3YP

- Second Floor Apartment
- Excellent Location
- Sizeable Entrance Hall
- Large Sitting Room
- Kitchen
- Two Double Bedrooms
- Shower En - Suite & Bathroom
- Communal Garden & Parking
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = C

The apartment is accessed via a staircase from the well-maintained communal hallway and benefits from its own private entrance hall, complete with a secure entry system.

The compact kitchen is well equipped with an oven, hob and cooker, with space provided for a washing machine and fridge/freezer.

The property offers two generously sized double bedrooms, both benefiting from fitted wardrobes. The main bedroom also has the added benefit of an en-suite shower room. The third room can be utilised as a single bedroom and would also make an ideal home office, study or dining room.

The spacious sitting room provides plenty of room for both relaxing and entertaining and, combined with the well-proportioned rooms throughout, gives the apartment a lovely feeling of space.

Outside, the property benefits from allocated parking as well as additional visitor parking. Residents can also enjoy the pleasant communal gardens, with a designated area for hanging laundry.

Westergate Mews is a smart and modern development situated within the popular village of Westergate. The village offers a local school and community college, along with a selection of shops and everyday amenities. Further facilities can be found in the neighbouring village of Barnham, including a mainline railway station providing direct links towards London.

The property is also ideally placed for access to both Chichester and Worthing, with the A27 providing convenient connections to the surrounding areas.

*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



