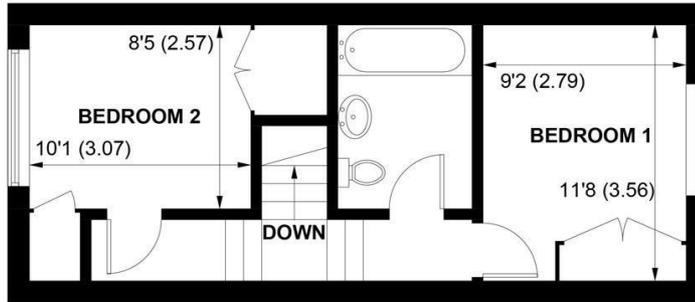


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

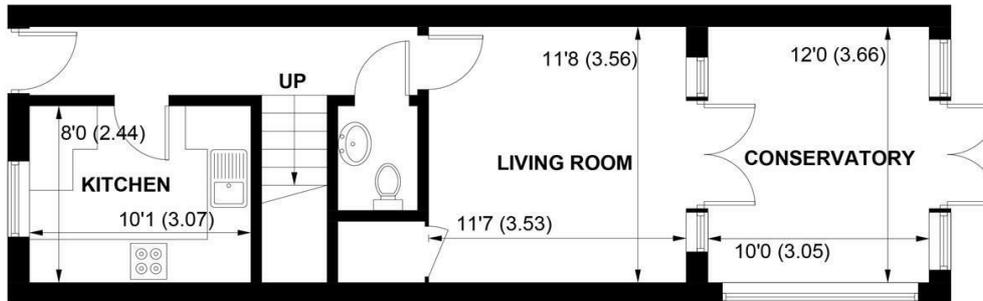
Sims Williams



12 SCHOOL CLOSE, ALDINGBOURNE, WEST SUSSEX, PO20 3AB



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 838 SQ FT / 77.9 SQ M

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

£1,275 PCM

12, SCHOOL CLOSE,
ALDINGBOURNE,
WEST SUSSEX, PO20 3AB

- Mid Terrace House
- Good Size Lounge
- Conservatory
- Modern Fitted Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Ground Floor Cloakroom
- Garden & Allocated Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = A

COUNCIL TAX BAND

Band = C

Accommodation comprises entrance hall with ground floor cloakroom and door to the good size lounge which has large understair storage cupboard and double doors opening onto the double glazed conservatory, which in turn opens to the rear garden.

The kitchen is fitted with a range of modern units with integrated appliances including stainless steel oven, hob, fridge/freezer and washing machine/tumble dryer and extractor and a fitted corner breakfast bar.

On the first floor there are 2 double bedrooms, both with built in wardrobes and a good size modern family bathroom fitted with a white suite comprising panel bath with shower over, wash basin and WC.

Outside the rear garden is laid to lawn and borders with a paved patio area, storage shed and rear access gate. The front is a paved enclosed garden with a low brick wall and path to the front door.

Benefits include gas central heating, double glazing, neutral decor throughout (decorated throughout March 2026) and 2 allocated parking spaces.

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.

