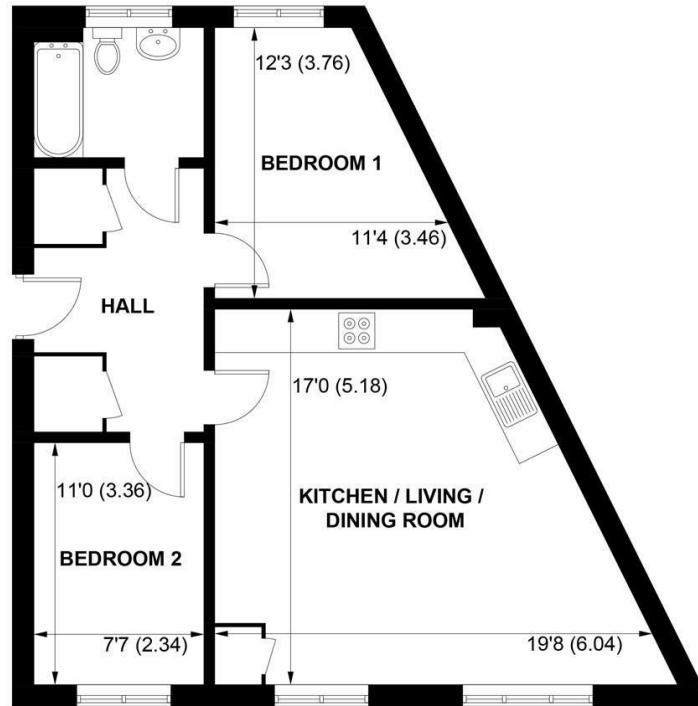




FLAT 3 CASPIAN COURT, 2 STEEPLECHASE WAY, FONTWELL, WEST SUSSEX, BN18 0YA



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 652 SQ FT / 60.6 SQ M

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

£1,350 PCM

FLAT 3 CASPIAN COURT, 2,
STEEPLECHASE WAY,
FONTWELL,

- First Floor Apartment
- Beautifully Decorated
- Village Location
- Entrance Hall
- Open Plan Kitchen/Reception
- Two Double Bedrooms
- Stylish Bathroom
- Two Parking Spaces
- Deposit: Five Weeks' Rent

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = C

This modern, stylish flat was constructed in 2022 by Dandara and it offers beautifully presented accommodation, which is light and airy, complimented by having shutters to the windows.

There is a private entrance hall leading to the open plan kitchen and reception area. The entrance hall has two useful storage cupboards.

The kitchen has fitted storage units, along with a hob and oven, fridge/freezer, dish washer and washing machine.

Both the bedrooms are decent rooms, so the property may well suit two professional sharers.

The master bedroom has a built in wardrobe.

The bathroom has a white suite with units including a bath with shower over.

The 2 car spaces are marked as number 3 and are located as you enter the car park on the left hand side separated by a small plant bed.

Available to let unfurnished.

Fontwell is famous for its racecourse, which holds several events a year. There is easy access to the A27, which makes it a convenient destination for those working in Worthing and Chichester.

There is a good selection of shops in nearby Barnham, along with a mainline station to London Victoria and both Chichester and Worthing have lots of restaurants and shops.

Directions: from Chichester, take the A27 towards Arundel.

When you reach the Fontwell roundabout, take the third exit on the right, into Fontwell Avenue.

After a short distance, turn left into Steeplechase Way and you will see the entrance to Caspian Close on the right hand side.

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

