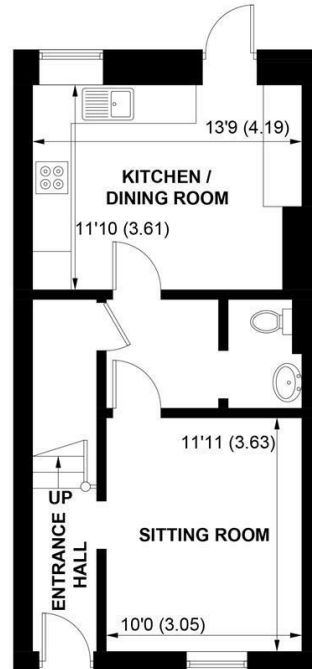
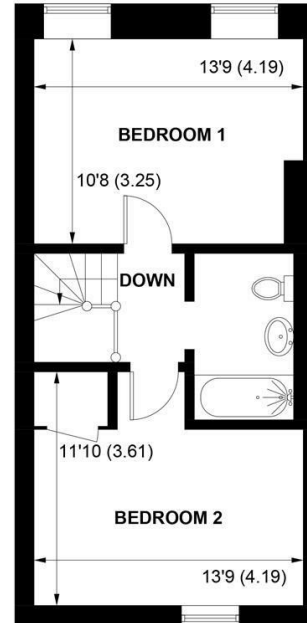




3 CHURCH HILL, MIDHURST, WEST SUSSEX, GU29 9NX



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 805 SQ FT / 74.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
Produced for Sims Williams

# £1,395 PCM

3, CHURCH HILL,  
MIDHURST,  
WEST SUSSEX, GU29 9NX

- Newly Converted Two Bedroom House
- High Specification Finish
- Bright & Spacious Property
- Shaker Style Kitchen with Integrated Appliances
- Two Double Bedrooms
- Modern Bathroom & Downstairs Cloakroom
- Neutral Decor Throughout
- Communal Courtyard
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C  
Potential = A

## COUNCIL TAX BAND

Band = New Build

The accommodation comprises a living room, kitchen/dining room, Two first floor bedrooms and family bathroom.

Upon entering you are welcomed in to the hallway with access to the first floor and door leading to the lounge.

The lounge is of a good size. Door leading to the vestibule housing the cloakroom and under stairs cupboard and further door to the kitchen/dining room.

The kitchen/dining Room with integrated appliances including induction hob, oven, fridge/freezer, dishwasher and washer/drier, and solid oak worktops. There is access to the communal courtyard from the kitchen.

Upstairs are two double bedrooms, one with built in storage.

The high specification family bathroom comprises of a white suite with shower over bath.

Neutral décor throughout, gas central heating and double glazing.

With regret no pets.

*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



