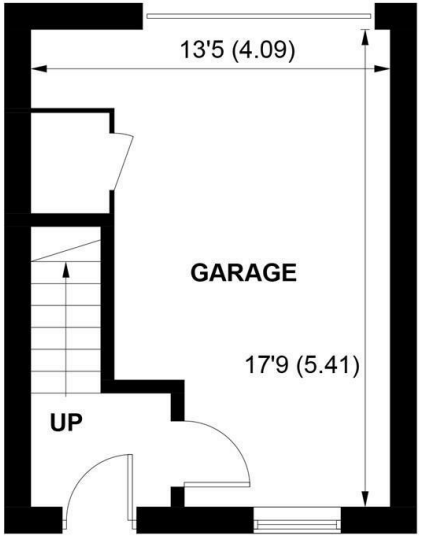
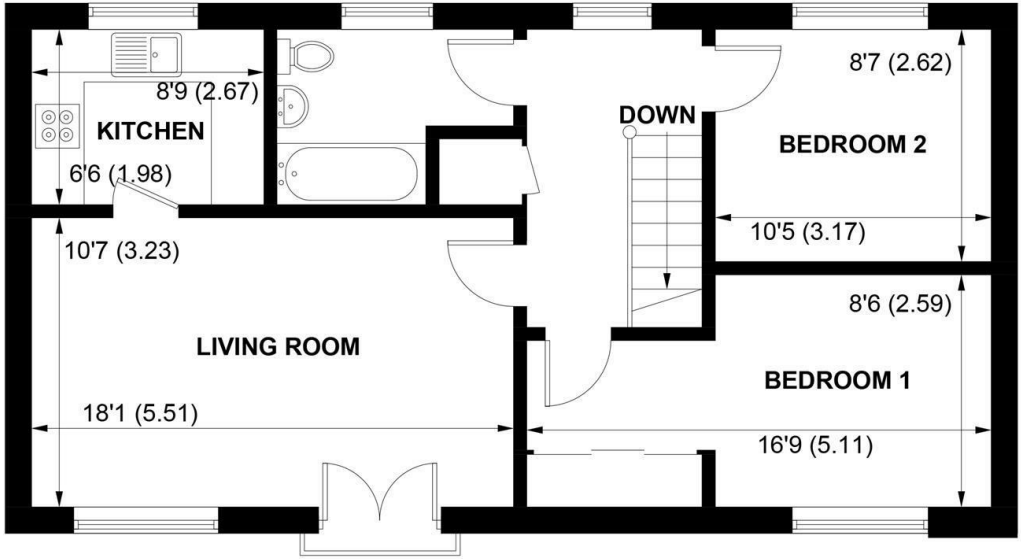


Sims Williams

12 FRASER ROW, FISHBOURNE, WEST SUSSEX, PO18 8EG



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 887 SQ FT / 82.4 SQ M
(INCLUDING GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

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£1,275 PCM

12, FRASER ROW,
FISHBOURNE,
WEST SUSSEX, PO18 8EG

- Coach House Apartment
- Entrance Lobby
- Sitting Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Off - Road Parking
- Garage
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = C

Set in a popular village location, this two bedroom coach house style apartment has much to offer. With its own private entrance, it has the feeling of a house, with an entrance lobby on the ground floor and the rest of the accommodation on the first floor.

Both bedrooms are of a good size and the kitchen is well fitted with a range of units, including hob and oven, fridge/freezer, washing machine and fridge/freezer. The main bedroom has a dressing area with built in wardrobes.

The bathroom has a suite including a bath with shower over and the garage is of generous proportions, and is accessed via either the entrance lobby and also from the car park. it will take a vehicle of a reasonable size, with space for bins etc as well.

Further benefits include Gas central heating and double glazing.

The village is very well served by a primary school, two public houses and a good community spirit. There is also a railway station and regular bus service to nearby Chichester. The city has a wide range of shops and restaurants and the famous Fishbourne Roman Palace is nearby. Sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour.

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.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract