Sims Williams

1 MALTHOUSE COTTAGES, CHURCH LANE, EASTERGATE, WEST SUSSEX, PO20 3UR

APPROXIMATE GROSS INTERNAL AREA = 1152 SQ FT / 107.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

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£1,550 PCM

1 MALTHOUSE COTTAGES, CHURCH LANE,
EASTERGATE,

- Grade II Listed Cottage
- Sitting Room With Working Fireplace
- Separate Dining Room
- Kitchen Onto Garden
- 3 Double Bedrooms
- Modern Family Bathroom
- Second Floor Principle Bedroom Suite
- Part Walled Garden
- Five Week Security Deposit

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

This charming Grade II Listed end of terrace house is situated in the Conservation Area of Eastergate within easy reach of both Primary and Secondary schools.

Accommodation comprises good size sitting room with working fireplace and stairs to the first floor. There is a separate dining room/2nd reception room also with fireplace.

The kitchen overlooks the rear garden and is fitted with a range of classic Shaker style units with built in oven and hob, and space for further appliances.

On the first floor there are 2 double bedrooms and a modern family bathroom which is fitted with a bath with shower attachment, wash basin and WC.

On the second floor is the impressive principle bedroom with a wealth of beams, vaulted ceiling and large semi open plan en suite shower room.

To the rear there is a part walled garden with rear access, and to the front there is on street parking.

Directions

From the Fontwell roundabout junction of the A27 and A29, proceed south on the A29 Fontwell Avenue. At the bottom of Fontwell Avenue take the 2nd Exit onto Nyton Road and 1st left into Church Lane. The property can be found on the left 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.

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