



12 Windmill Close, Chichester, PO19 8FW

Offers in excess of £600,000 Freehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms



Sims Williams



## Key Features

- Detached Modern Residence
- Suit 'Downsizer' or Professional
- 4 Bedrooms / 2 Bathrooms
- Spacious Sitting Room
- Stylish Kitchen/Dining Room
- Garden Room With Outlook
- Cul De Sac Location
- Pretty Established Garden
- Timber Carport For Two Cars

## EPC Rating

Current = B

Potential = A

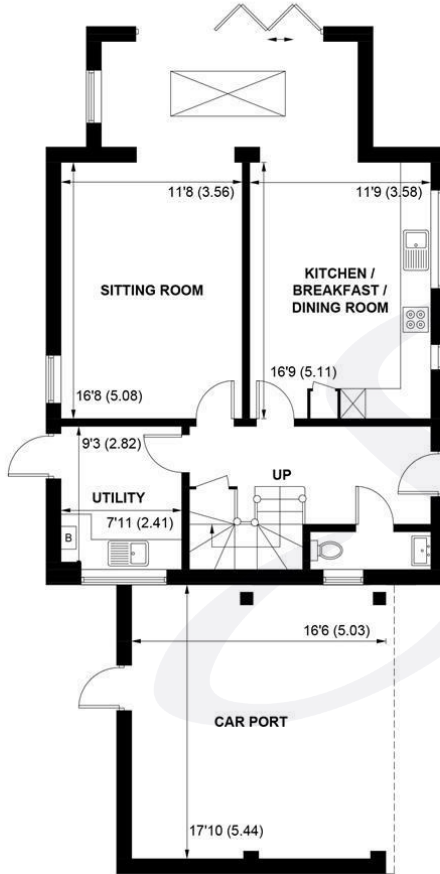
## Council Tax Band

Band = E

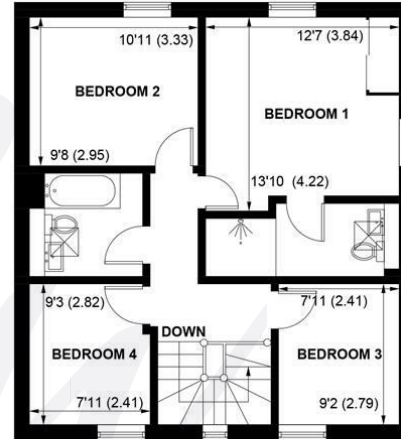
## Tenure - Freehold

Estate Charges: £522.00 pa





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1422 SQ FT / 132.1 SQ M  
(EXCLUDING CARPORT)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.