



South Pallant Chichester PO19

£1,100 per month - Available 02/03/2015

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A beautifully presented 2 storey town house in the centre of Chichester.*

Situated in the centre of Chichester | 2 Double bedrooms | secure parking for one car | Modern open plan living/dining area.

### Description

A beautifully presented town house situated in the heart of Chichester in the highly desirable Pallants area. The accommodation is laid out over three floors with the entrance hall on the ground floor. The second floor comprises a modern kitchen, open plan living/dining area with Juliet balcony and cloakroom. On the third floor there are 2 double bedrooms and bathroom with bath/shower. The property comes with secure parking for one car. EPC B

### Situation

The house occupies an extremely popular and convenient location in "The Pallants" within the city walls. Chichester offers a wide variety of cultural, leisure and shopping facilities, which include the renowned Festival Theatre, ancient

Cathedral, galleries and restaurants. There is a mainline railway station offering services to London Victoria via Gatwick Airport and London Waterloo via Havant. Nearby Goodwood offers a host of horse and motor sports events throughout the year. For the sailing enthusiasts, Bosham and Itchenor are approximately 4 miles and 7 miles.

### Furnishing

Unfurnished



### Hamptons Chichester Lettings

27 East Street

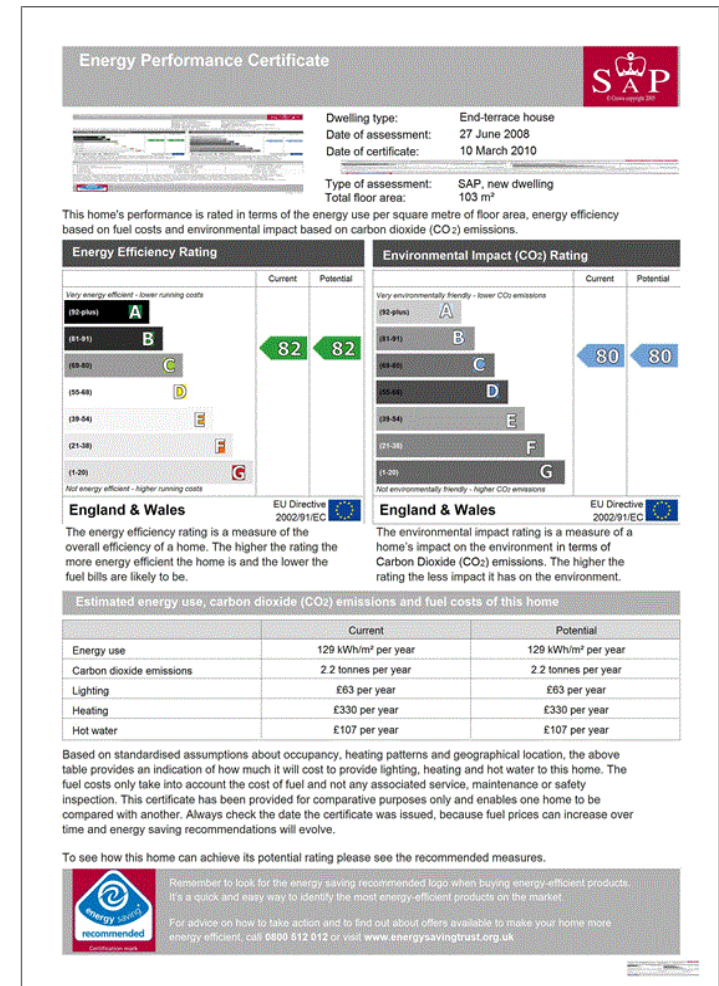
Chichester PO19 1HS

Tel: 01243 939 002 - [chichesterlettings@hamptons-int.com](mailto:chichesterlettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

## Hamptons Chichester Lettings

27 East Street

Chichester PO19 1HS

Tel: 01243 939 002 - [chichesterlettings@hamptons-int.com](mailto:chichesterlettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*