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PECK

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**£1,250 PCM PCM**  
**21, St James` Square,**

# 21 St James` Square, Chichester, PO19 7HX

A very well presented and newly refurbished two-bedroom end of terrace house, offering bright and spacious accommodation, whilst only a short walk from Chichester city centre.

## Location

The property stands in this popular position close to Chichester City centre and local supermarkets. Facilities in Chichester include shops, pubs, cafes, restaurants, Pallant House Gallery, Chichester Festival Theatre as well as the mainline railway station with services to London Victoria. Just a short drive to the north is Goodwood and The Downs with sporting and other events throughout the year.

The accommodation comprises of:  
Entrance hall

Kitchen/Dining Room  
With fridge-freezer, dishwasher, oven and hob.

Lounge

Landing

Bedroom one

Bedroom two

Bathroom

Outside

To the rear of the property is a large, attractive garden. There is also side access.

EPC – D

Council Tax Band – C

Deposit £1442.00.

**NO SMOKERS. NO STUDENTS.**





21 St James` Square  
Chichester

PO19 7HX

Tenure

Council Tax Band  
C

Local Authority

EPC rating  
D (66)

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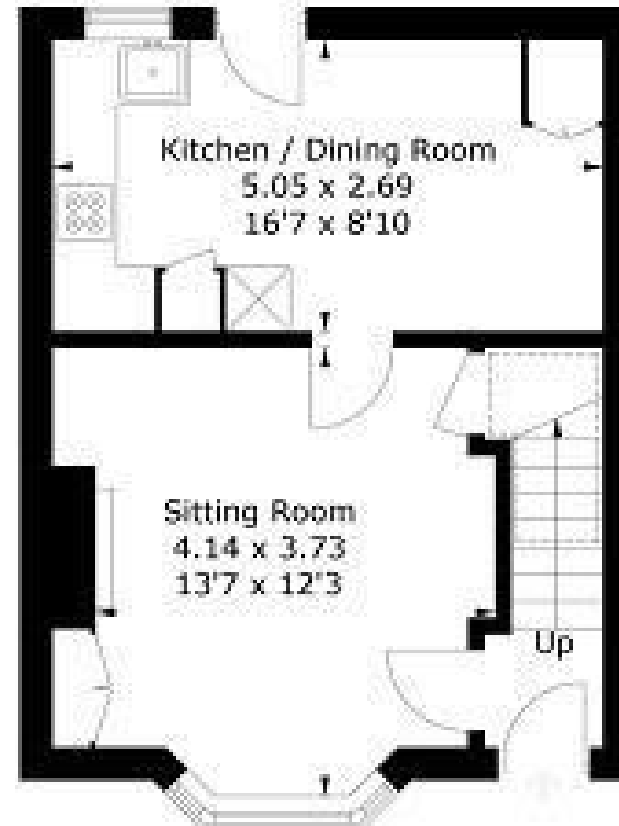
NOTE - We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate. If you would like advice to the value of your house or independent mortgage advice, please contact us 01243 816666 | homes@charlespeck.co.uk

## James Square, PO19

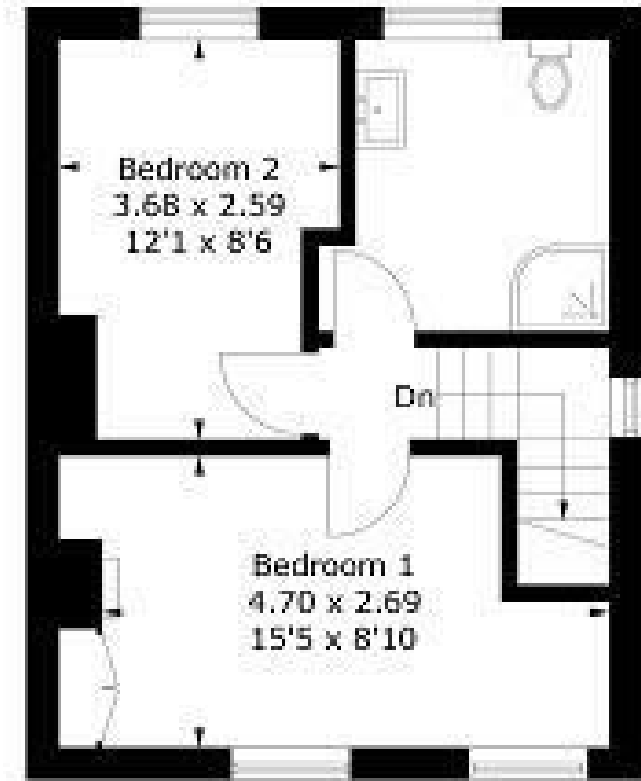
Approximate Gross Internal Area = 67.8 sq m / 730 sq ft



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (3D1015536)