



**Price**

**£1,800 PCM**

Fees Apply

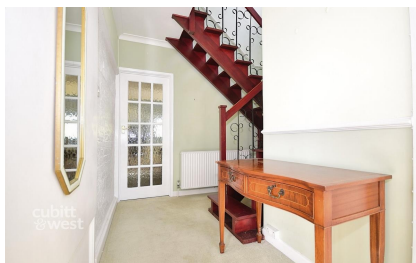


Available 01/11/25

**The Avenue Hambrook  
PO18**

**cubitt & west**  
Helping you move forwards





## Main Features

- Open House Event
- 3 Bedroom Family Home
- Driveway Parking
- Garage
- Generous Rear Garden
- Oil Central Heating



**Deposit required is £2,076.92**  
**Chichester District - Council Tax Band Tax Band E**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.cubittandwest.co.uk/renting/tenancy-fees-individuals/](http://www.cubittandwest.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

## Accommodation

- Living Room 26'2 x 13'8
- Dining Room 13'8 x 10'8
- Conservatory 9'7 x 9'1
- Kitchen / Breakfast Room 17'7 x 10'9
- Utility Room 10'8 x 7'1
- Downstairs Cloakroom
- Bedroom 1 13'8 x 12'9
- Bedroom 2 13'8 x 12'9
- Bedroom 3 10'9 x 8'10
- Family Bathroom 10' 7 x 5'9

- Rear Garden
- Garage
- Driveway

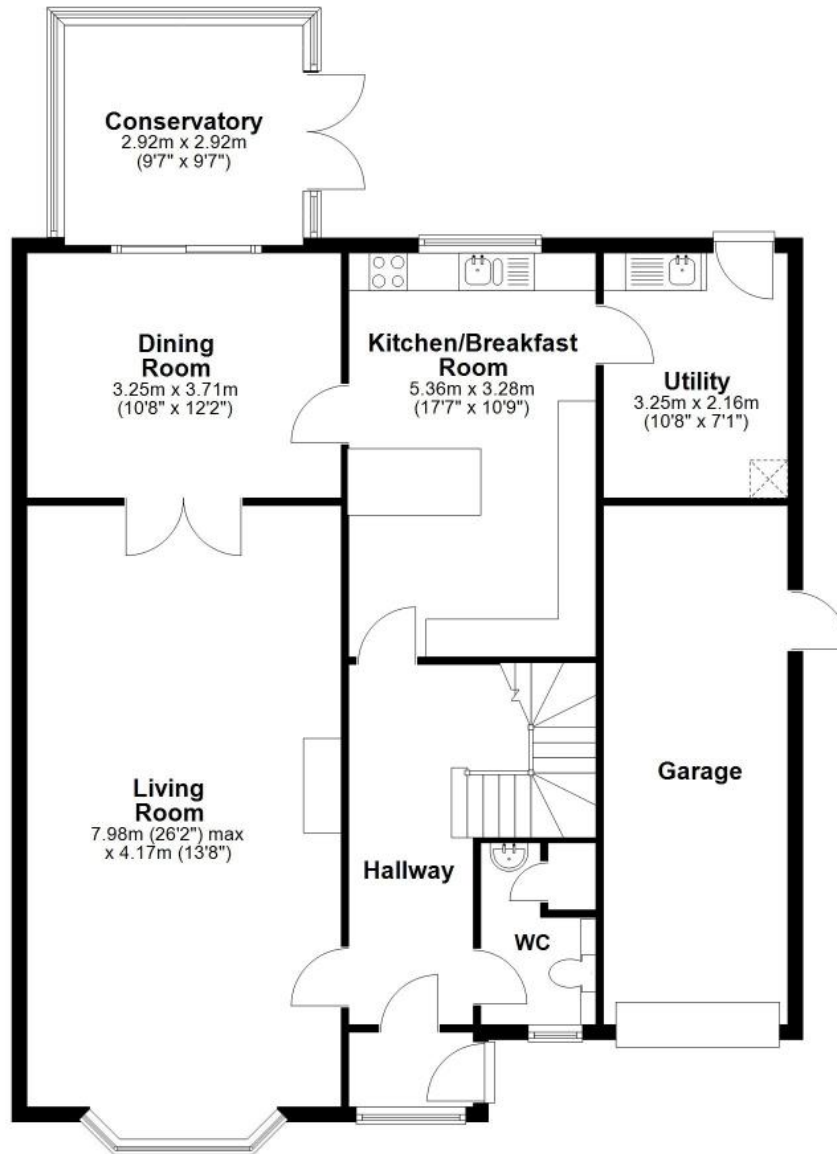
**Call Chichester 01243 774772 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cubitt & West, 2015. Cubitt & West is a trading name of Arun Estates Limited Registered in England No. 2597969

<b>EPC RATING</b> 	<b>CURRENT:</b> 	<b>POTENTIAL:</b> 

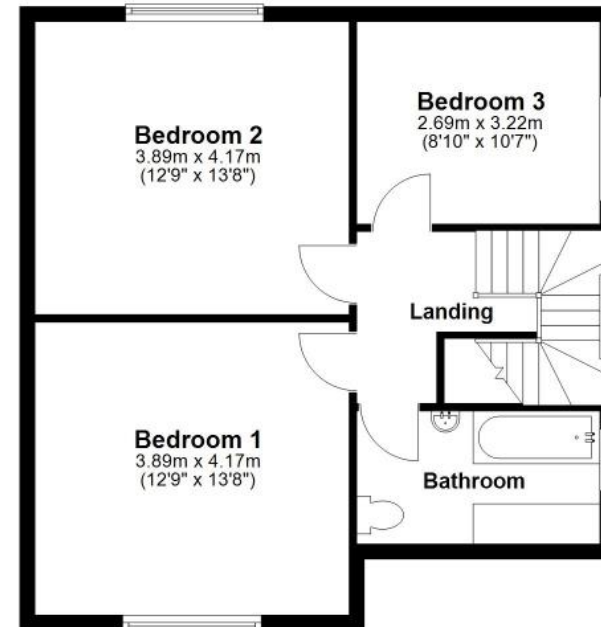
### Ground Floor

Approx. 115.8 sq. metres (1246.7 sq. feet)



### First Floor

Approx. 55.8 sq. metres (600.8 sq. feet)



Total area: approx. 171.6 sq. metres (1847.5 sq. feet)