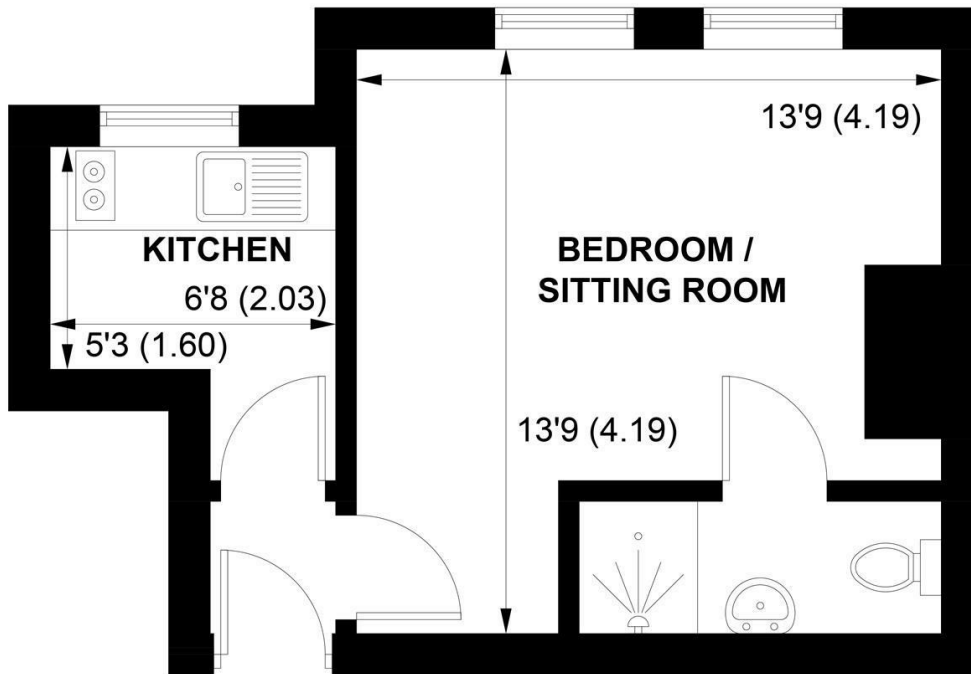




FLAT 4, 7 ETRICK ROAD, CHICHESTER, WEST SUSSEX, PO19 7DU



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 251 SQ FT / 23.3 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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# £795 PCM

## FLAT 4 7 ETRICK ROAD CHICHESTER PO19 7DU

- Converted Studio Apartment
- Very Well Presented
- Convenient Location
- Communal Hall
- Kitchen
- Sitting Room/Bedroom
- Shower Room
- Wi - Fi & Water Included
- Deposit: Five Weeks' Rent

### EPC RATING

Current = C  
Potential = B

### COUNCIL TAX BAND

Band = A

Set in a convenient location on the east side of the city, this attractive studio apartment is ideal for a single, professional person to use as a comfortable base.

The property has its own private entrance hall, along with a fitted kitchen.

Units include a sink, washing machine, two ring electric hob, microwave and various storage cupboards. There is also a fridge/freezer.

The bedroom/sitting room is of a decent size and overlooks the front. It has an en - suite shower room.

There is a long term tenancy potentially available. N B Wi - fi and water costs are included in the rent.

Electric heating.

The property is situated near the railway line, on the south east side of the city.

It is a level walk into all the shops and restaurants that Chichester has to offer, along with Pallant House Gallery and the Festival Theatre.

Directions: from Market Avenue, proceed into Caledonian Road and then bear right into Lyndhurst Road.

After a short distance, turn right into Ettrick Road and the apartment is towards the end on the right 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.*

