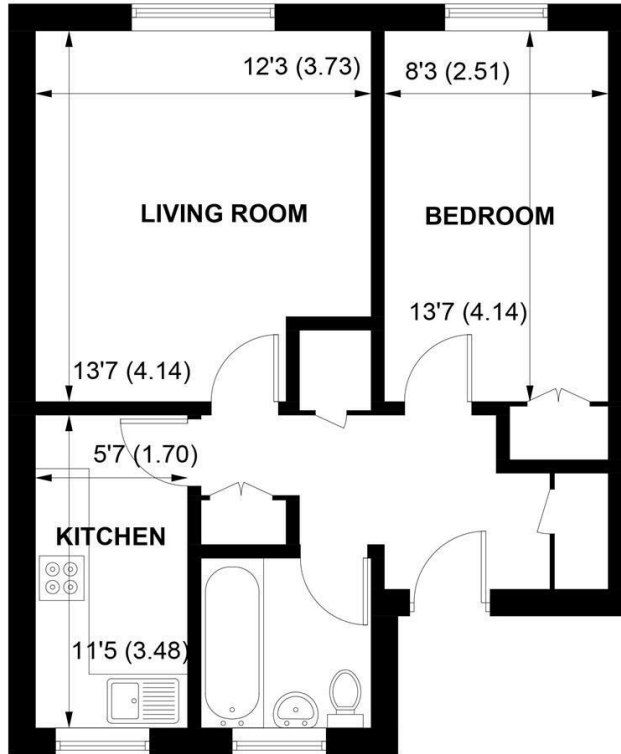


The logo consists of the letters 'Sw' in a white, elegant, cursive script font, set against a dark blue square background.

Sims Williams



3 DOWNLAND COURT, SOMERSTOWN, CHICHESTER, WEST SUSSEX, PO19 6AQ



### GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 494 SQ FT / 45.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©  
Produced for Sims Williams

# £950 PCM

3, DOWNLAND COURT,  
SOMERSTOWN CHICHESTER,  
WEST SUSSEX, PO19 6AQ

- Ground Floor Flat
- Communal Entrance & Private Entrance
- Large Sitting Room
- Modern Fitted Kitchen
- Double Bedroom With Built in Wardrobe
- Bathroom
- Garage in Compound
- Deposit: Five Weeks' Rent
- Holding Fee: One Weeks' Rent
- Available October 2024

## EPC RATING

Current = E

Potential = C

## COUNCIL TAX BAND

Band = B

This spacious, ground floor flat is tucked away in the corner of this popular development, near the Festival Theatre.

It has been the subject of significant improvements and it is now presented in excellent condition - one example is the modern, fitted kitchen, which was installed recently.

Upon entering the property via the smart, modern entrance door, the hallway benefits from plenty of storage offering three cupboards and access to all rooms.

The lounge is a large room with laminate flooring and an attractive aspect over the front.

The stylish, modern kitchen consists of eye and base level cupboards and white goods, which include an electric oven and hob, free standing fridge and washing machine.

The bedroom is a double room with built in double wardrobe. The bathroom consists of a white suite with shower over bath.

The property benefits from double glazing, electric heating and a garage in compound, which is situated just to the west of the building (number 60).

### Directions

From the top of North Street, proceed north and you will see the entrance to

Somerstown on the left hand side, just after the Festival Theatre.

Oaklands Park, which hosts various sports throughout the year, is right opposite and the city's varied shops and restaurants are within a short walk. Sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour.

*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.*



