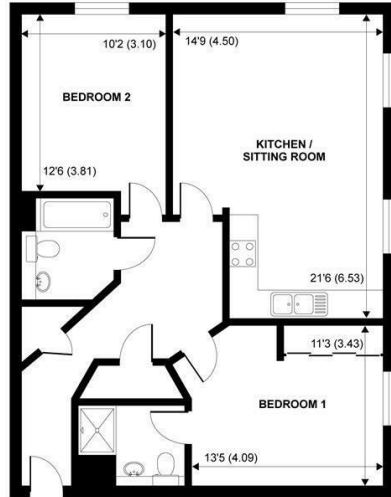




*SW*

Sims Williams

47 ST AGNES PLACE, CHICHESTER, WEST SUSSEX, PO19 7TU



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 850 SQ FT 79 SQ METRES  
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2014©

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# £1,295 PCM

47, ST AGNES PLACE,  
CHICHESTER,  
WEST SUSSEX, PO19 7TU

- Town Centre Ground Floor Apartment
- Open Plan Kitchen/Living Room
- Kitchen With Appliances
- Two Double Bedrooms
- Ensuite To Master
- Communal Gardens
- Programmable Electric Heating
- Allocated Parking Space
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = D

A lovely bright and spacious ground floor apartment situated in a convenient development just a short walk from the city centre.

The property has a secure entry phone system leading to a small communal hallway. The apartment offers an open plan lounge/kitchen room which is dual aspect making for a bright room. The kitchen offers integrated appliances to include fridge/freezer, dishwasher, electric oven and hob with built in microwave. The master bedroom benefits from built in wardrobes and an ensuite shower room. The second bedroom is also a double room. Family bathroom comprising of a white suite with fitted shelving and heated towel rail.

The property benefits from programmable electric heating, double glazing, communal gardens and an allocated parking space. There is also use of a bicycle store

*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.*

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



