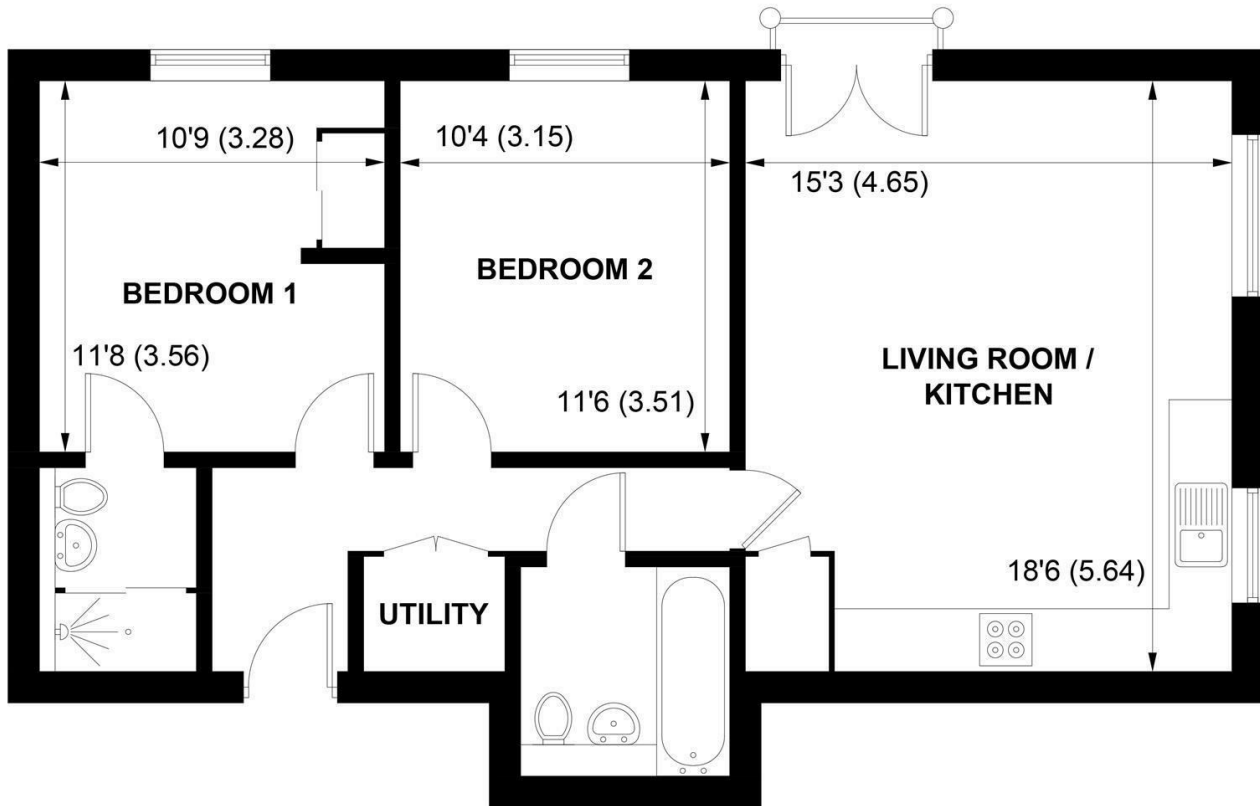




56 ANNA SEWELL WAY, KEEPERS GREEN, CHICHESTER, WEST SUSSEX, PO19 6EQ



APPROXIMATE GROSS INTERNAL AREA = 719 SQ FT / 66.8 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

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£1,250 PCM

56, ANNA SEWELL WAY,
KEEPERS GREEN CHICHESTER,
WEST SUSSEX, PO19 6EQ

- Superb Modern Apartment
- Second Floor
- Entrance Hall
- Large Kitchen/Sitting Room With Fitted Appliances
- Two Double Bedrooms
- En - Suite Shower Room & Bathroom
- Allocated Parking 7 Electric Charging Point
- Resident's Bike Store
- Five Weeks Rent Security Deposit

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = C

This apartment has a very high energy efficiency rating, which will help to keep running costs down. There is a large communal hallway, which is accessed via a security door. A staircase then leads to the second floor, where there is a private entrance hall.

This contains a useful utility cupboard, where the washing machine is situated. The large kitchen/sitting room, which is well equipped with a range of units, also offers a Juliette balcony and there is lots of light in this room. Units include a fitted dish washer, oven and hob and a fridge/freezer. There is also a very useful walk in pantry.

Both the bedrooms are double rooms and the master bedroom has an en - suite shower room, as well as a fitted wardrobe. There is a lovely fitted bathroom, which includes a shower over the bath.

Outside, there is an allocated parking space, plus visitor's parking spaces and also charging points for electric cars. There is a secure bicycle shed, beside the refuse bin store for the use of residents. The development sits in wonderful park - like grounds, with brand new apartments and houses sitting alongside the converted Victorian buildings. There is easy access to St Richard's Hospital, which is only a short distance away, as well as various super markets nearby.

Chichester offers a host of restaurants and cafes, as well as a good range of shops. There is a mainline station to London Victoria and sporting activities in the area include golf and racing at Goodwood and sailing at Chichester Harbour. There is easy access to Goodwood, via the back roads nearby, through Westhampnett.

Directions: from Homebase in Chichester, proceed over the roundabout towards Graylingwell Park. Bear left at the T Junction and then first left again, where you will see Anna Sewell Way 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.

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

