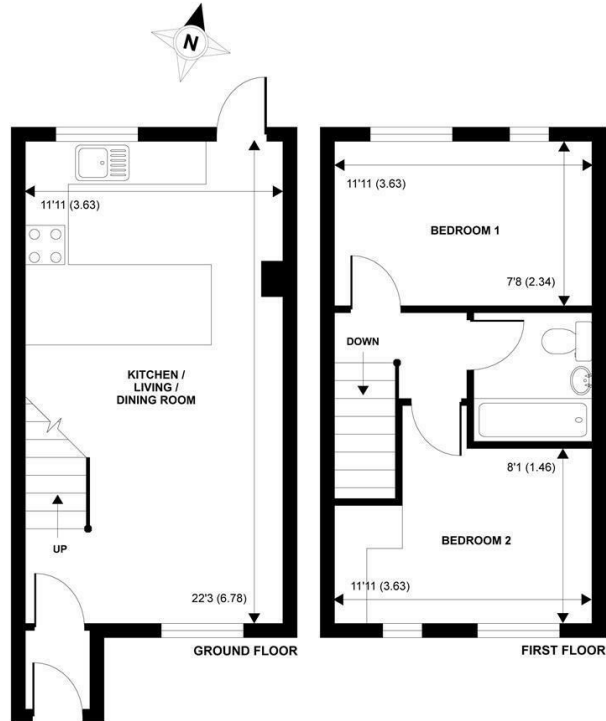




Sims Williams



45 CAERNARVON ROAD, CHICHESTER, WEST SUSSEX, PO19 7YE



APPROX. GROSS INTERNAL FLOOR AREA 552 SQ FT 51.2 SQ METRES
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2015©

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£1,295 PCM

45, CAERNARVON ROAD,
CHICHESTER,
WEST SUSSEX PO19 7YE

- Terraced House
- Popular Location
- Close to City centre
- Open Plan Living
- Stylish Kitchen
- 2 Double Bedrooms
- Gas Central Heating
- Off Road Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

A modern mid-terraced house situated in the popular Arundel Park development, within easy reach of the amenities and local transport links.

The property has been recently re-decorated and re-carpeted throughout (2023). Entrance porch, leading to open plan lounge/kitchen. The kitchen is finished to a high standard with white gloss fitted units, integrated slim line dishwasher, integrated fridge, space and plumbing for a washing machine, electric oven and gas hob. There are two double bedrooms, one benefiting from a fitted desk with shelves and cupboards for storage.

The bathroom is finished to a modern standard comprising of a white suite, electric shower over bath and heated towel rail. The rear garden is mainly laid to lawn and has a shed for storage.

The property benefits from gas central heating, double glazing and neutral decor throughout.

There is a parking space to the front of the property.

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

