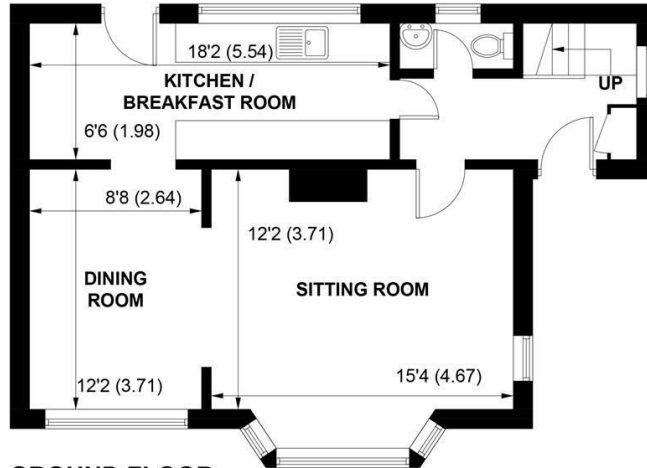




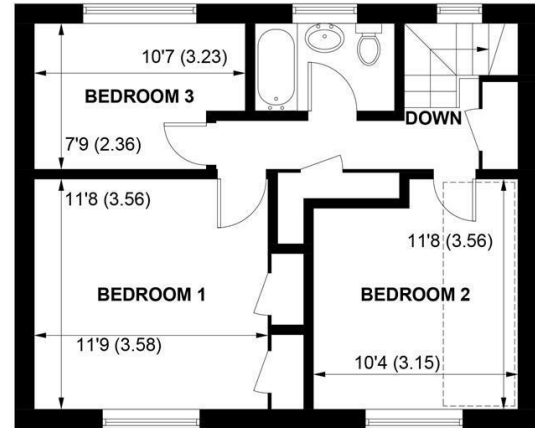
59 POUND FARM ROAD, CHICHESTER, WEST SUSSEX, PO19 7PU



= Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1016 SQ FT / 94.4 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams**

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£1,695 PCM

59, POUND FARM ROAD,
CHICHESTER,
WEST SUSSEX, PO19 7PU

- Three Bedroom House
- Large Reception Room
- Modern Fitted Kitchen
- Downstairs W.C.
- Three Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

Three bedroom semi-detached house with off road parking a short walk from Chichester City Centre.

Property consists of entrance hall, lounge/dining room, kitchen/breakfast room, ground floor cloak room, three double bedrooms and family bathroom.

The entrance hall is of a good size and offers access to all rooms and the first floor.

The lounge is a large bright room with bay window. There is an archway leading to the dining area. From the lounge is access to the kitchen.

Galley style kitchen/breakfast room, with eye and base level cupboards, integrated electric oven and hob with extractor above. Space and plumbing for both washing machine and dishwasher. There is space for a small table and chairs. Access to the garden can be found from the kitchen.

Upstairs are three double bedrooms. The master is situated to the front of the property and benefits from built in storage. On the landing there is a large storage cupboard and further airing cupboard.

The family bathroom comprises of a white suite with shower over the bath.

The rear garden is a large enclosed garden with a brick built shed. To the front is a garden and driveway parking.

The property is neutrally decorated throughout and benefits from gas central heating and double glazing.

Pets considered.

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

