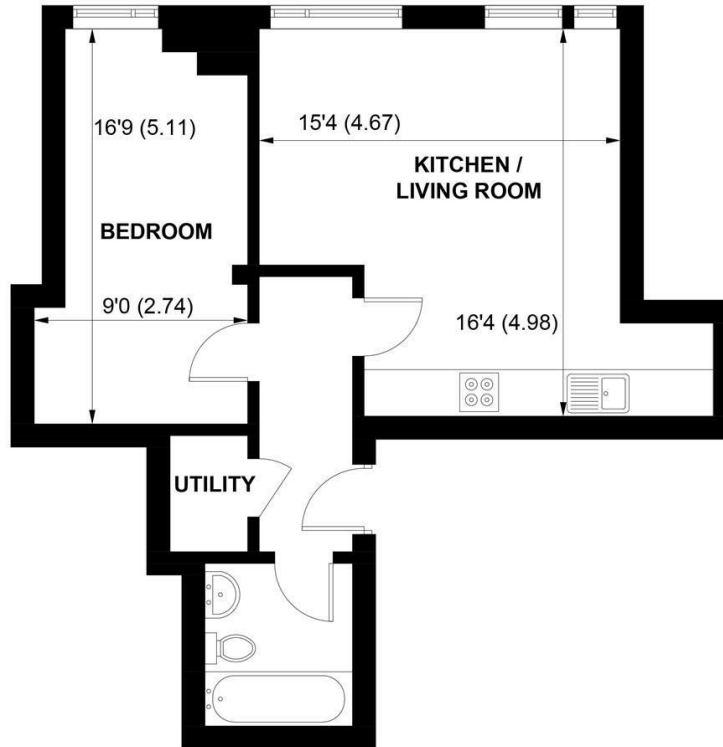




Sims Williams



FLAT 3 MONTCLAIR HOUSE, 19 SOUTHGATE, CHICHESTER, WEST SUSSEX, PO19 1DN



## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 499 SQ FT / 46.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

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# £1,200 PCM

FLAT 3 MONTCLAIR HOUSE, 19,  
SOUTHGATE,  
CHICHESTER,

- Ground Floor Apartment
- Stunning Development
- Entrance Hall
- Sitting Room
- Open Plan Kitchen/Reception
- Double Bedroom
- Stylish Bathroom
- Furnished
- Five Week Security Deposit

## EPC RATING

Current = D  
Potential = D

## COUNCIL TAX BAND

Band = C

Montclair House is a stylish development of newly constructed apartments, set in a favoured location on the south side of the city.

The property has many features of note, such as a coded entry system, a beautifully fitted open plan kitchen, and high quality bathroom fittings.

The discerning applicant will appreciate the impressive communal; entrance hall, which sets the tone for the apartment itself. It has its own entrance hall as well, together with a double bedroom. The bathroom has a shower over the bath and the apartment also benefits from under floor heating.

The kitchen is well fitted with a hob and oven, dishwasher and fridge/freezer and there is a utility cupboard where there is space for a washing machine.

Chichester has a good range of shops and restaurants, as well as amenities such as Pallant House Gallery and the Festival Theatre. The train and bus stations are nearby, as is the Westgate Leisure Centre.

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.*

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