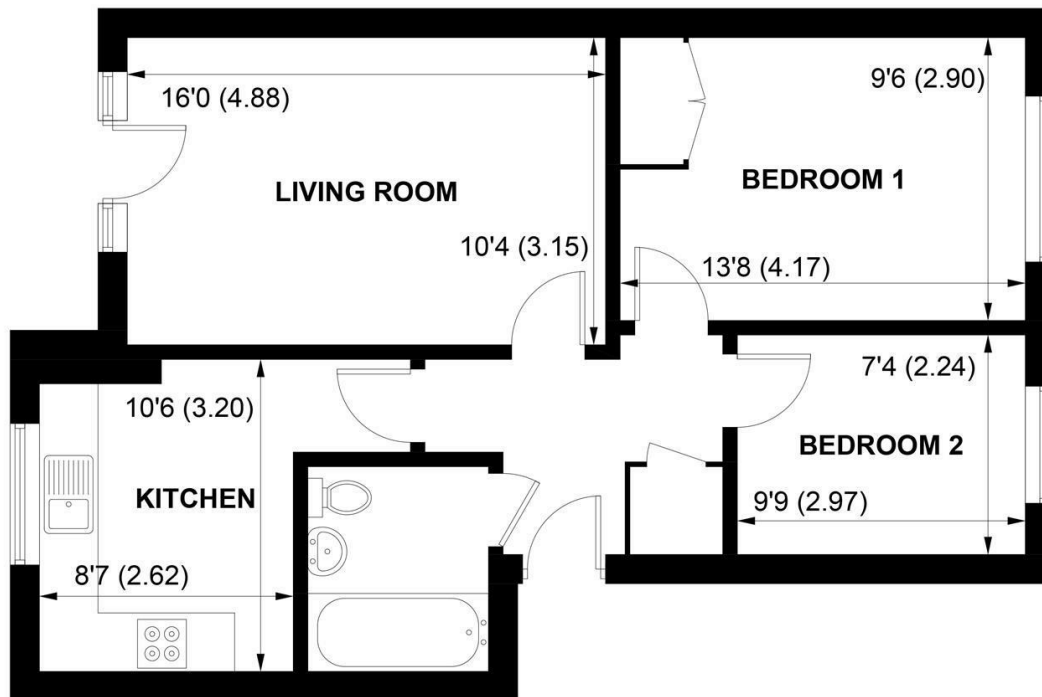


*SW*

Sims Williams



40 BEWICK GARDENS, CHICHESTER, WEST SUSSEX, PO19 6FS



## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 604 SQ FT / 56.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

# £1,250 PCM

40, BEWICK GARDENS,  
CHICHESTER,  
WEST SUSSEX, PO19 6FS

- Two Bedroom Flat
- Close to St Richards Hospital
- Bright Lounge
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Allocated Parking Space & Outside Storage Cupboard
- Neutral Decor Throughout
- Five Weeks Rent Security Deposit

## EPC RATING

Current = B  
Potential = B

## COUNCIL TAX BAND

Band = B

The property has a communal entrance located in Sharmrock Close with allocated parking space to the front of the property. Stairs leading to the first floor the property is situated to the right.

Upon entering the property you are welcomed in to the entrance hall with access to all rooms and housing a storage cupboard.

The kitchen comprises of eye and base level cupboards, integrated electric oven and hob, washing machine, free standing dishwasher and space for a fridge freezer.

The lounge is a large bright south facing room with Juliet balcony.

There are two double bedrooms, the master benefitting from built in wardrobes.

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

To the front of the property is an allocated parking space, there is further permit parking available via Chichester Council. The property also benefits from an outside storage cupboard/bike store.

The property has neutral décor throughout, double glazing and night storage heating.

With regret no pets accepted.

*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



