



Sims Williams



FLAT 4, 5-6 SOUTHGATE, CHICHESTER, WEST SUSSEX, PO19 8GU



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 828 SQ FT / 77.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©  
Produced for Sims Williams

# £1,300 PCM

FLAT 4, 5-6, SOUTHGATE,  
CHICHESTER,  
WEST SUSSEX, PO19 8GU

- First Floor Apartment
- Entrance Hall
- Fitted Kitchen
- Sitting Room
- Two Double Bedrooms
- Bathroom & En - Suite Shower
- Entry Phone System
- Available: November 2024
- Five Week Rent Security Deposit

## EPC RATING

Current = D  
Potential = D

## COUNCIL TAX BAND

Band = C

This super first floor apartment was converted by St Cross Homes and now offers generous accommodation for the discerning tenant. The master bedroom has an en - suite shower room and the second bedroom is also of a decent size.

The kitchen is well fitted with units, which include a fridge/freezer, dish washer, washing machine, hob and oven. Both bedrooms are double rooms and the sitting room is separate from the kitchen.

The heating is electric, with conventional radiators.

The bathrooms are fitted with stylish units.

Due to the orientation of this flat, which is on the corner of the building, there is a nice view of the old law courts, as well as a view towards the bustling South Street.

The property is situated at the bottom end of South Street, just a stone's throw from the train station and also within a short stroll from the shops and restaurants in South Street. Westgate Leisure Centre is also close by, as is Waitrose.

The city has a good range of shops and eateries, along with cultural amenities which include Pallant House Gallery and also Chichester Festival Theatre. Sporting activities include golf and racing at Goodwood and sailing at Chichester Harbour.

Directions: the apartment can be found opposite our offices at the bottom of South Street and just on the north side of the train station.

*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

