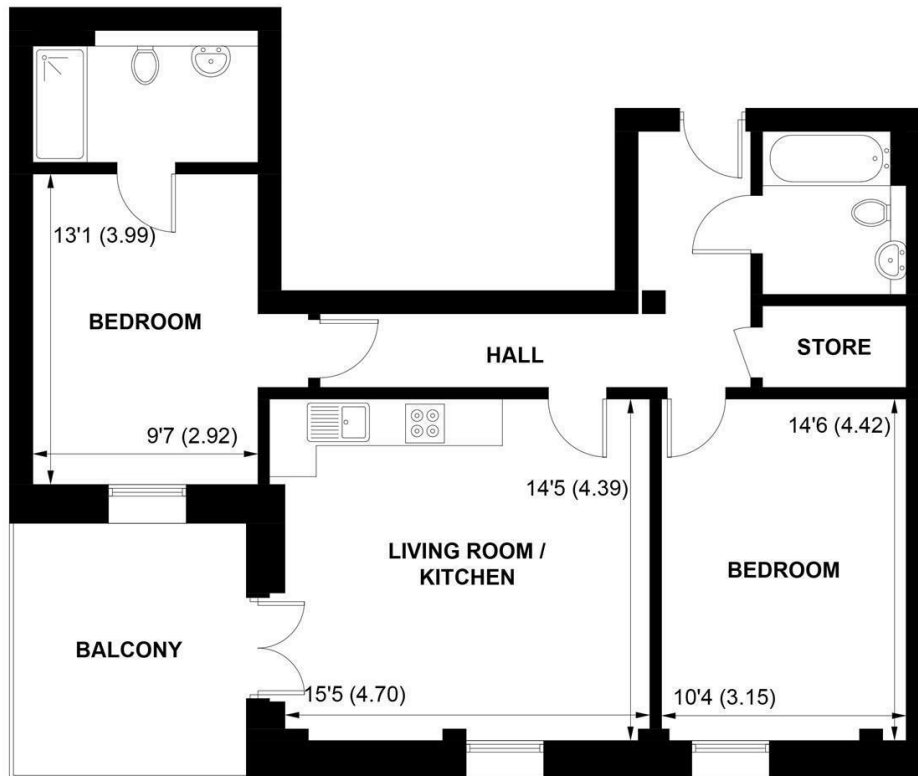




Sims Williams



11 MONTCLAIR HOUSE, 19 SOUTHGATE, CHICHESTER, WEST SUSSEX, PO19 1DN



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 773 SQ FT / 71.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

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£1,295 PCM

11 MONTCLAIR HOUSE, 19,
SOUTHGATE,
CHICHESTER,

- Contemporary Apartment
- City Centre Location
- Intercom Door Entry System
- Lift Access
- Underfloor Heating System
- Stylish Kitchen & Bathrooms
- Two Double Bedrooms
- Outside Space Via Balcony
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = D

This wonderful first floor apartment has much to commend it. The rooms are light and spacious and the tone is set when you enter the private entrance hall, which has a security entry phone system and a useful utility cupboard. This houses the washing machine.

The master bedroom has a stylish en-suite shower room and it also has an attractive outlook over the outside space, which is accessed via the open plan kitchen/sitting room.

The kitchen area has a range of units, including a fitted dish washer, fridge/freezer and oven and hob. The second bedroom is a decent double room. There is a very useful outside space/balcony accessed via a glazed door, which has rooftop views.

The apartments are heated by a high efficiency electric underfloor heating system. N B Please note that at the time of preparing these particulars, the photographs and video used depict the show flat. These will be replaced as soon as the new photographs are ready.

Chichester has a good range of shops

and restaurants and cultural amenities include Pallant House Gallery and the Festival Theatre. Most of the restaurants and facilities are within a few hundred metres and the bus and train stations are also nearby. There is also a multi-storey car park across the road, where it is usually possible to obtain a permit.

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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