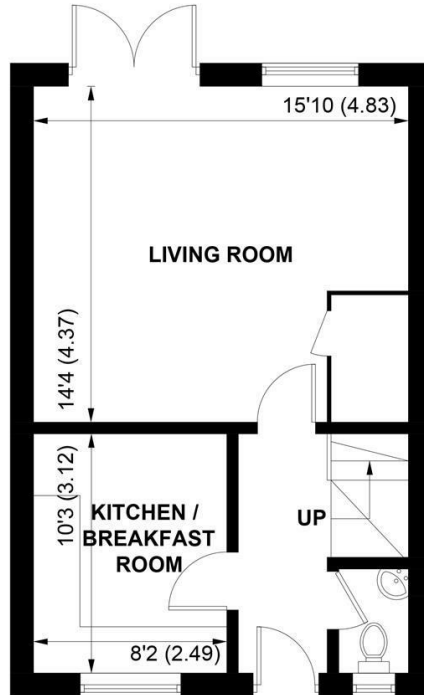
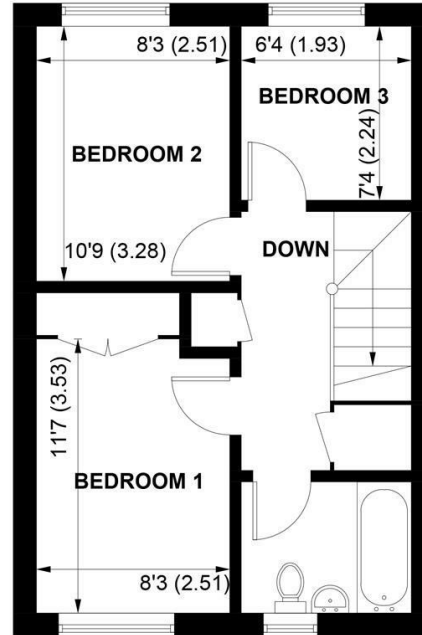




103 BAXENDALE ROAD, CHICHESTER, WEST SUSSEX, PO19 6US



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 798 SQ FT / 74.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams

# £1,495 PCM

103, BAXENDALE ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 6US

- End Of Terrace House
- Hallway & Cloakroom
- Fitted Kitchen
- Sitting/Dining Room
- Three Bedrooms
- Bathroom
- Garden
- Single Garage & Parking Space
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

Situated towards the end of a cul de sac, close to St Richards hospital, this 3 bedroom end of terrace house.

The entrance hall has a cloakroom with wash basin and WC. There are stairs to the first floor and doors to both the kitchen and sitting/dining room.

The kitchen has a range of fitted units with counter tops over, 4 burner gas hob with electric fan assisted oven below and extractor chimney over. Range of wall cupboards. Space and plumbing for washing machine.

The sitting/dining room is of a good size with a large storage cupboard under the stairs and double doors out into the rear garden.

On the first floor landing there is a cupboard housing the gas fired boiler for central heating and hot water. There are 3 bedrooms and a bathroom.

The rear garden is enclosed within a fenced boundary and has a gate out to the single detached garage and parking space.

*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



