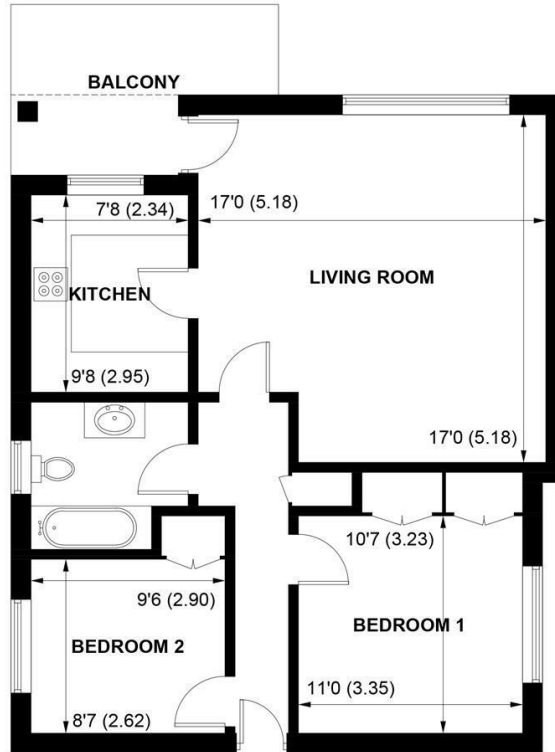




Sims Williams



12 PLAINWOOD CLOSE, CHICHESTER, WEST SUSSEX, PO19 5YB



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 721 SQ FT / 67 SQ M

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

£1,295 PCM

12, PLAINWOOD CLOSE,
CHICHESTER,
WEST SUSSEX, PO19 5YB

- Two Bedroom Apartment
- Large Bright Lounge
- Fitted Kitchen
- Family Bathroom
- South Facing Balcony
- Communal Gardens
- Garage in Bloc & Informal Parking within Development
- Neutral Decor
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = D

The accommodation includes a generous sitting room with a separate, modern kitchen. The sitting room has access to the private balcony, which has enough space for a small table and chairs. It also enjoys a pleasant view over the communal gardens. The kitchen comprises of eye and base level units with integrated appliances to include Fridge/freezer, oven and hob, slimline dishwasher and washing machine.

There are two bedrooms, which are both of a good size and both benefit from built in storage/wardrobes.

The bathroom comprises of a white suite with shower over bath and vanity unit under the sink.

The property benefits from a south facing balcony overlooking the communal gardens.

Outside, there is a communal garden. There is a garage with the bloc to the rear. There is also informal parking in Plainwood Close.

Situated nearby is a useful shop, a garage and a doctor's surgery. There is also a bus stop virtually opposite and Chichester, with a good selection of shops and restaurants, is within a short drive.

There are cultural amenities including Pallant House Gallery and the aforementioned Festival Theatre. Sporting activities 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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

