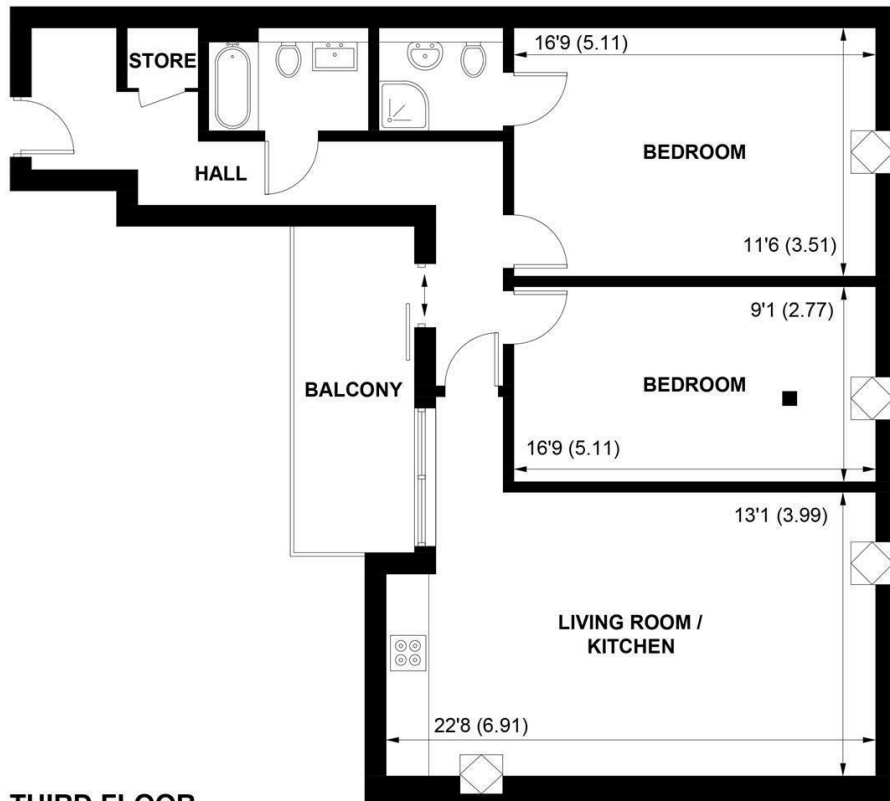




Sims Williams



FLAT 14, MONTCLAIR HOUSE SOUTHGATE, CHICHESTER, WEST SUSSEX, PO19 1DN



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 825 SQ FT / 76.6 SQ M
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
 Produced for Sims Williams

CHICHESTER OFFICE

8-9 Southgate
 Chichester
 PO19 1ES

Tel 01243 836055
lettings@simswilliams.co.uk
simswilliams.co.uk

£1,350 PCM

FLAT 14, MONTCLAIR HOUSE,
SOUTHGATE,
CHICHESTER,

- Modern Apartment
- Entrance Hall
- Served By Lift
- Kitchen/Breakfast Area
- Two Double Bedrooms
- Two Bathrooms
- Roof Terrace
- Parking Space
- Deposit: Five Weeks' Rent

EPC RATING

Current = D
Potential = D

COUNCIL TAX BAND

Band = D

The property was constructed in 2021 and is perfect for two professional people, either a couple or two sharers. It has well very well presented accommodation and the flat is served by both a stair case and also a lift.

There is an entrance hall, which leads to the enclosed roof terrace. There is also a bright and spacious, open plan Kitchen/breakfast area and reception area. The kitchen has a hob and oven, with a fitted fridge/freezer and dishwasher. There is also a washing machine in the apartment.

Both bedrooms are double rooms and the main bedroom has an en - suite. There is also a separate bathroom.

There is an allocated parking space with this apartment. This is the left hand one of the two marked Montclair House, next to the public car park entrance.

Montclair House is set at the end of South Street, near the city's shops and restaurants, as well as Pallant House Gallery and the train station. Sporting activities in the area include sailing at Chichester Harbour and golf and racing at Goodwood.

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

