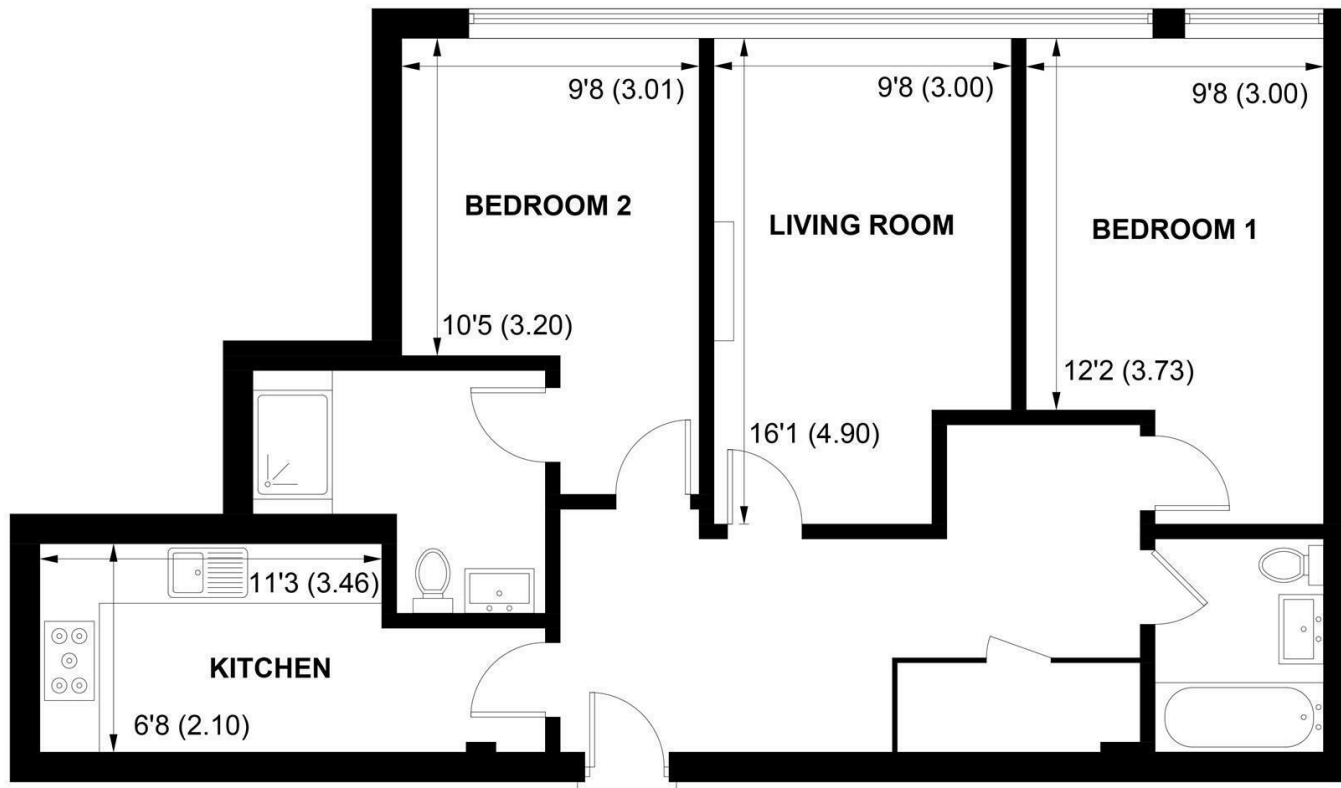




Sims Williams



FLAT 23, 5-6 SOUTHGATE, CHICHESTER, WEST SUSSEX, PO19 8GU



APPROXIMATE GROSS INTERNAL AREA = 785 SQ FT / 73 SQ M

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

Produced for Sims Williams

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£1,325 PCM

FLAT 23, 5-6, SOUTHGATE,
CHICHESTER,
WEST SUSSEX, PO19 8GU

- Second Floor Apartment
- City Centre Location
- Stylish Fitted Kitchen
- Sitting Room
- Two Double Bedrooms & Ensuite
- Super Bathroom
- Available; August 2025
- Lift Service
- Deposit: Five Weeks' Rent

EPC RATING

Current = D
Potential = D

COUNCIL TAX BAND

Band = C

This fine second floor apartment is ideal for a professional couple or two professional sharers.

Located within a stone's throw from the station, the property is served by both a lift and a staircase. The entrance hall has a security entry phone system.

The sitting room has a delightful southerly aspect and it is therefore very light. The kitchen is superbly equipped with a fitted dishwasher, washing machine, hob and oven and fridge/freezer.

There are lots of useful storage cupboards.

Both bedrooms are generous rooms and the main bedroom has an en - suite shower room, which is very spacious.

The principle bathroom has a shower over the bath.

An internal inspection is strongly recommended to fully appreciate this fine property.

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.

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

