

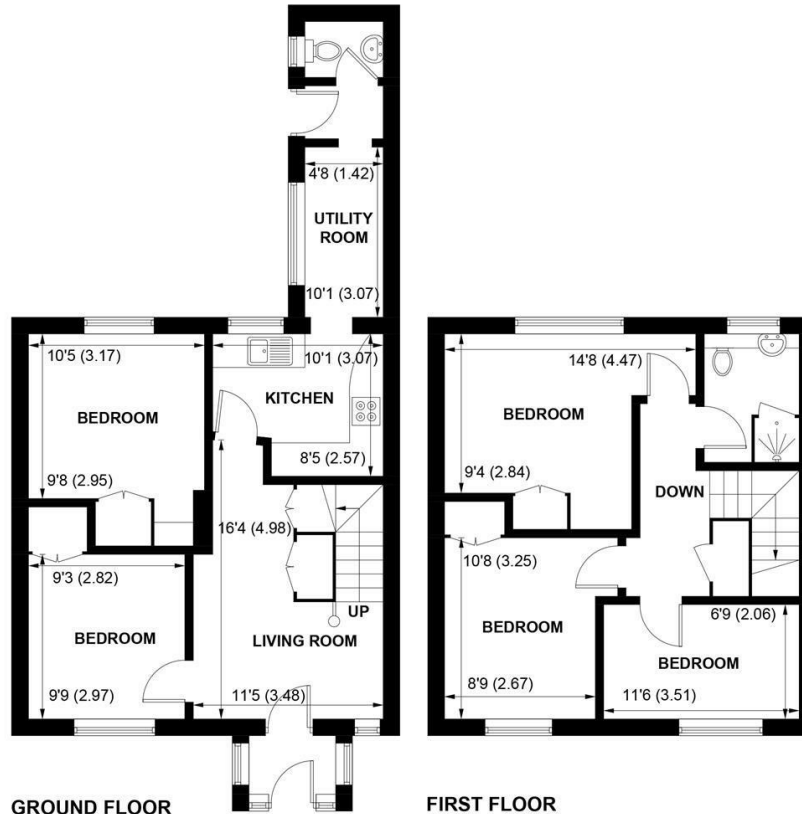


SW Williams



73 KINGSHAM AVENUE, CHICHESTER, WEST SUSSEX, PO19 8AY





APPROXIMATE GROSS INTERNAL AREA = 1053 SQ FT / 97.8 SQ M
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
 Produced for Sims Williams

£1,695 PCM

73, KINGSHAM AVENUE,
CHICHESTER,
WEST SUSSEX, PO19 8AY

- Spacious Older Style House
- Ideal For Sharers
- Reception Area
- Utility Room & Cloakroom
- 4 Bedrooms
- Bathroom
- Private Garden
- Can be Furnished or Unfurnished
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

Located in a convenient spot on the south east side of the city, this older style house is well furnished and offers very comfortable accommodation. This consists, on the ground floor, of a kitchen, sitting /reception area, one bedroom and a further reception room that could be utilised as a 5th bedroom, please note the 5th tenant would need to provide their own bed and furniture if this is the case. There is also a very useful utility room and cloakroom on the ground floor.

On the first floor there are three further bedrooms and a bathroom. All four bedrooms in the property are a good size double. There is a garden to the rear, laid mainly to lawn, along with a timber shed.

The property has gas central heating and double glazing and it has been accredited with the council. Given its flexible accommodation, it is ideal for professional sharers and it is available long term.

N B Please note that the garden will be maintained by the landlords.

Access to the train station and canal is nearby, as the house is situated on the south east side of the city, with good links to the A27 as well. N B Please note that the property can accommodate 4 people comfortably, if a fifth person moves in, the rent will be adjusted.

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

