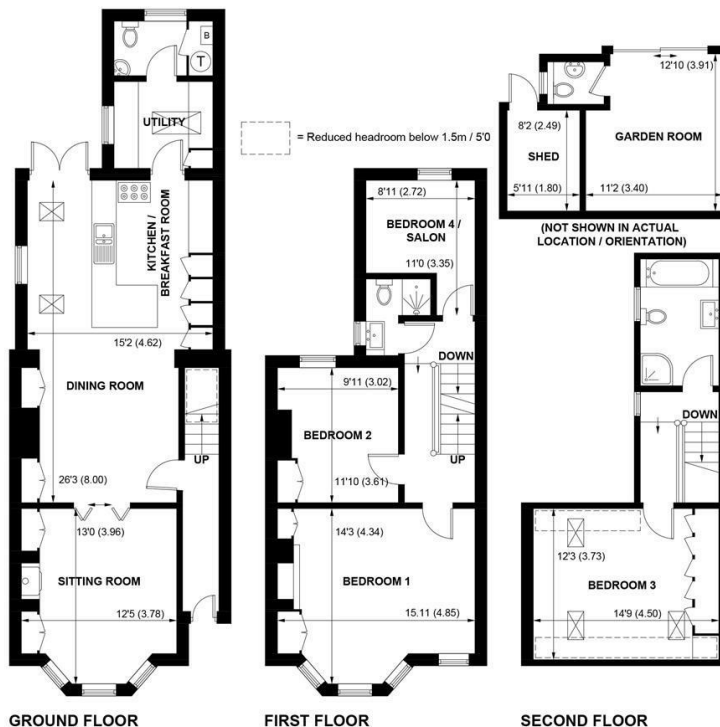




105 WHYKE LANE, CHICHESTER, WEST SUSSEX, PO19 8AU



APPROXIMATE GROSS INTERNAL AREA = 1559 SQ FT / 144.8 SQ M
 OUTBUILDING = 205 SQ FT / 19.1 SQ M
 TOTAL = 1764 SQ FT / 163.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
 Produced for Sims Williams

£2,100 PCM

105, WHYKE LANE,
CHICHESTER,
WEST SUSSEX, PO19 8AU

- Four Bedroom Semi-Detached Character Property
- Beautifully Proportioned Rooms
- Central Location To Chichester
- Spacious Open-Plan Living Space
- Stylish Kitchen With Quartz Worktops
- Utility Room & Cloakroom
- Family Bathroom & Shower Room
- Versatile Garden Room
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

An impressive semi-detached Victorian bay and forecourt property in a favoured road within easy distance to Chichester city centre.

The property is beautifully presented throughout and the well-appointed accommodation comprises entrance hall with door leading to the spacious open-plan living area, with sitting room and feature log burner. The dining area has plenty of space for table and chairs and there is a handy office/study 'nook'.

The stylish Shaker kitchen/breakfast room is fitted with a good range of units, with quartz worktops and range-style cooker. There is a handy utility room with plumbing for washing machine and tumble dryer and a downstairs cloakroom.

To the first floor there are 3 bedrooms, with family shower room. A further staircase leads to the top floor, with bedroom 3 benefiting from a range of built-in storage. The family bathroom has a white suite comprising bath, wash basin and WC.

Outside there is on-street parking. The rear garden has been attractively landscaped, part to lawn with paved patios and raised borders for planting. A particular feature of the property is the extremely versatile timber garden room/studio with WC and wash basin, with a section for outside storage.

The property is let unfurnished and can be available on a long term basis.

Pets considered with pet damage insurance in place.

Directions...

Proceed out of the City in a southerly direction onto the Hornet, continue into Bognor Road and turn right into Whyke Road, over the level crossing turn right into Kingsham Avenue and then right into Whyke Lane. Where the roads bends left becoming Grove Road, the property will be found on the right hand side.

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

