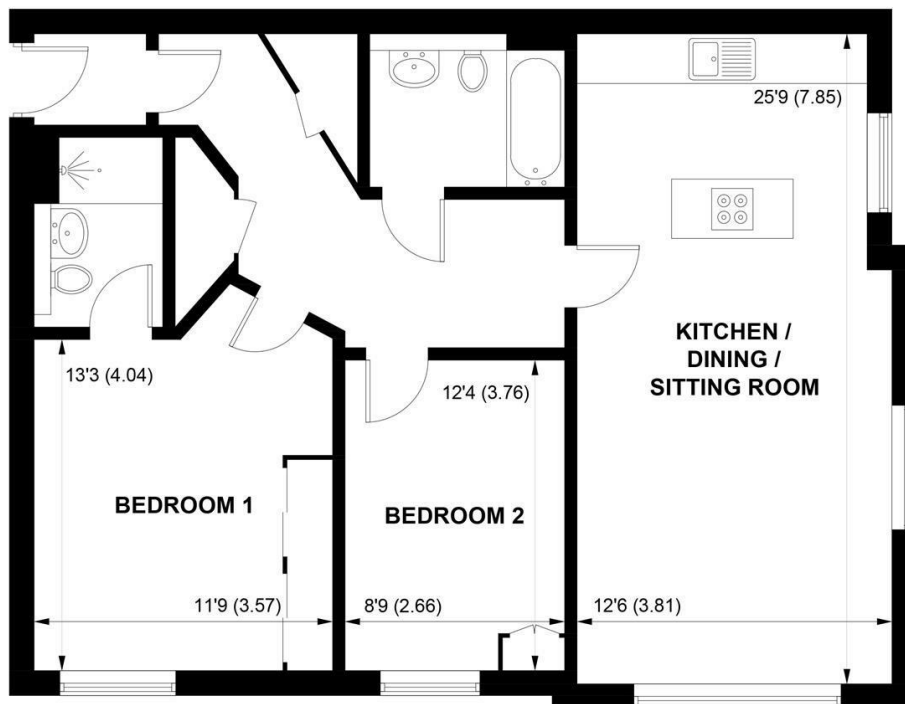




Sims Williams



59 ST AGNES PLACE, CHICHESTER, PO19 7TU



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 854 SQ FT / 79.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

£1,295 PCM

59, ST AGNES PLACE,
CHICHESTER,
, PO19 7TU

- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living Area
- Bathroom & En Suite
- Allocated Parking Space
- Walking Distance of City Centre
- Neutral Decor Throughout
- Communal Gardens
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = D

The property has a secure entry system leading to communal hallway which can be accessed from the front and rear of the property. The apartment is located on the ground floor overlooking the communal gardens.

The property has an internal hallway with door leading to the main hallway with two storage cupboards. One equipped to house the washing machine and the other housing the Megaflow heating system and offering ample storage.

The open plan kitchen and lounge is a beautiful dual aspect room overlooking the communal gardens. There are plantation shutters at each window.

The kitchen comprises of eye and base level cupboards, integrated appliances to include dishwasher, fridge/freezer, electric oven, hob and extractor over, along with an integrated microwave. The kitchen and lounge are separated by a kitchen island, with space for stool type seating.

The master bedroom is a large double with built in wardrobes and has the benefit of an en suite shower room comprising of white basin & w.c, vanity style sink and mirrored bathroom cabinet.

There is a further double bedroom again benefitting from a built in wardrobe.

The bathroom consists of a white suite with a low level shower head, vanity unit under sink and mirrored bathroom cabinet.

The property has neutral decor throughout, electric heating and double glazing.

Located a short walk from the city centre with an allocated parking space.

With regret no pets.

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

