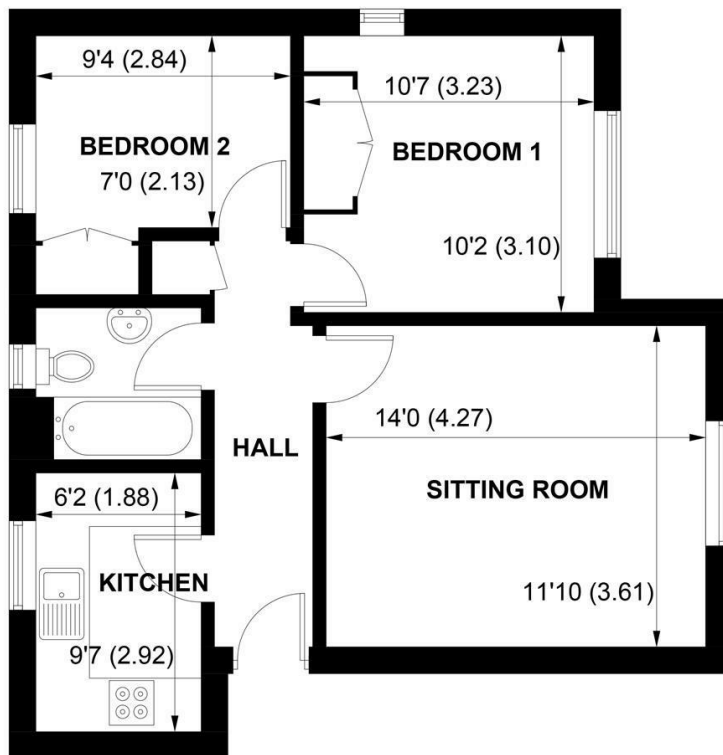




7 HARVESTER CLOSE, CHICHESTER, WEST SUSSEX, PO19 6XF



**APPROXIMATE GROSS INTERNAL AREA = 540 SQ FT / 50.2 SQ M**

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

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# £1,150 PCM

7, HARVESTER CLOSE,  
CHICHESTER,  
WEST SUSSEX, PO19 6XF

- First Floor Flat
- Southerly Facing Lounge
- Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Communal Garden
- Two Allocated Parking Spaces
- Walking Distance of Town Centre & St Richards Hospital
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = C

Delightful well presented first floor flat located a short walk to St Richards Hospital and Chichester City Centre.

Communal entrance with secure entry system and stairs leading to the first floor.

Upon entering the property you are welcomed in to the hallway with access to all rooms, and airing cupboard housing the water cylinder.

The kitchen has eye and base level cupboards, electric oven and hob with extractor hood over, free standing washing machine, fridge/freezer and dishwasher. The dishwasher is left on a goodwill basis and will not be repaired or replaced.

The lounge is southerly facing making for a bright room which is of a good size.

There are two bedrooms both with built in wardrobes. The master is a good size double with a dual aspect.

Family bathroom comprising of a white suite with electric shower over bath, glass shower screen, sink with vanity unit and small fitted heater.

The property is neutrally decorated throughout, has double glazing and electric heaters throughout the property.

There are two allocated parking spaces with the property, no commercial or sign written vehicles can be kept at the property.

There is a communal garden, bicycle store and bin store for use by all residents.

With regret no pets due to restrictions within the lease.

*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

