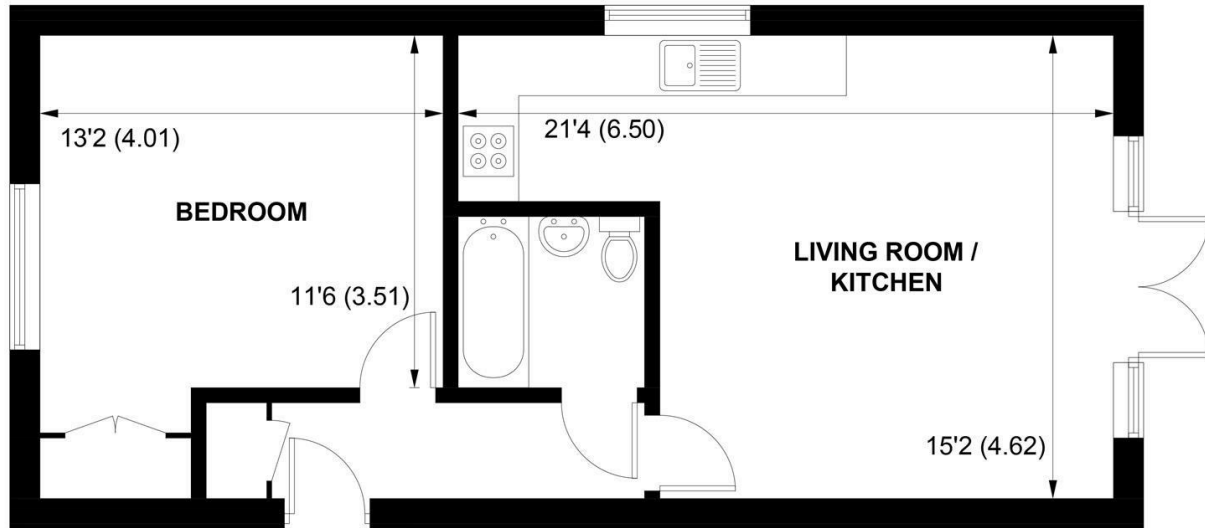




Sims Williams



1, MINERVA PLACE 77A WHYKE LANE, CHICHESTER, PO19 7PD



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 531 SQ FT / 49.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Sims Williams

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£1,200 PCM

1, MINERVA PLACE 77A, WHYKE
LANE,
CHICHESTER,

- Ground Floor Flat
- Newly Decorated Throughout (2026)
- Fitted Kitchen
- Large Double Bedroom
- Patio Doors to Garden
- Allocated Parking Space
- Walking Distance of City Centre
- Gas Central Heating
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = C

Fantastically located ground floor flat within walking distance of Chichester City Centre with allocated parking space.

This generous one bedroom ground floor flat comprises of large living/dining area, fitted kitchen, spacious bedroom with storage and bathroom.

The living area is of ample size allowing for living and dining space, opening in to the gally style kitchen. The kitchen has eye and base level cupboards, hob and electric oven, with further integrated appliances.

The bedroom is a large double room with built in storage.

The bathroom comprises of a white suite with shower over bath.

There is a small patio area outside of the doors from the lounge. There is access from the side of the property to the garden and rear of the building.

Allocated parking space within the car park to the front of the property.

Newly decorated in neutral décor throughout, gas central heating and double glazing.

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

