



## 5 EAST WALLS CLOSE

CHICHESTER, PO19 1UL

£2,250 PCM

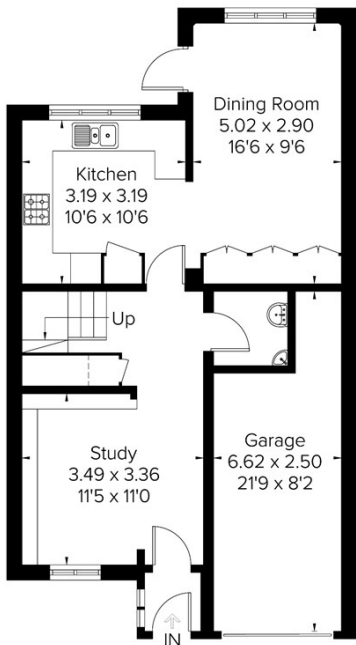
An immaculately presented city centre townhouse has become available to rent in East Walls Close. The property offers over 1800sq.ft of accommodation over three floors. The property comprises a large entrance hallway/study leading to a modern fully fitted kitchen, dining room and cloakroom on the ground floor. To the rear of the property is a small courtyard patio area. On the first floor there is the main living room, high specification family bathroom with separate bath and shower, a third single bedroom/second study and a double bedroom with stunning views over Priory Park. Up a further flight of stairs is the master bedroom with its own ensuite bathroom and walk in wardrobe. The bedrooms also benefit from the views of Priory Park. To the front of the property is an integral garage and a gated parking space. There is also a communal garden area which can be used by all residents of East Walls Close.



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Approximate Area = 156.7 sq m / 1686 sq ft  
 Garage = 14.1 sq m / 152 sq ft  
 Total = 170.8 sq m / 1838 sq ft  
 Including Limited Use Area (1.7 sq m / 19 sq ft)

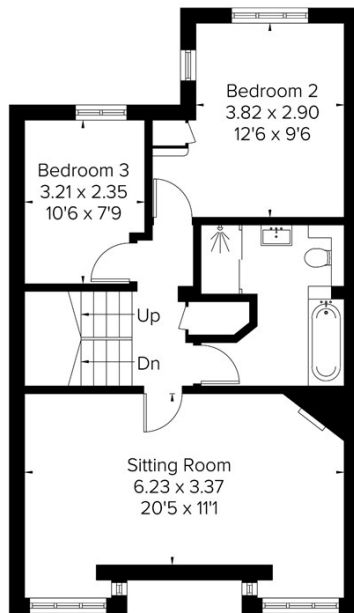
 = Reduced head height below 1.5m



**Ground Floor**

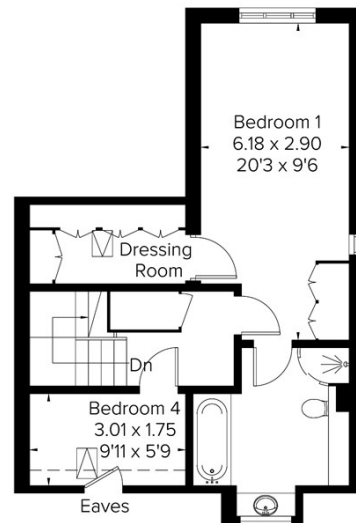
Area = 49.2 sq m / 529 sq ft  
 (Including Garage)  
 (Limited Use Area = 0.8 sq m / 9 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 234199



**First Floor**


Area = 62.1 sq m / 668 sq ft



**Second Floor**

Area = 45.4 sq m / 489 sq ft  
 (Limited Use Area = 0.9 sq m / 10 sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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