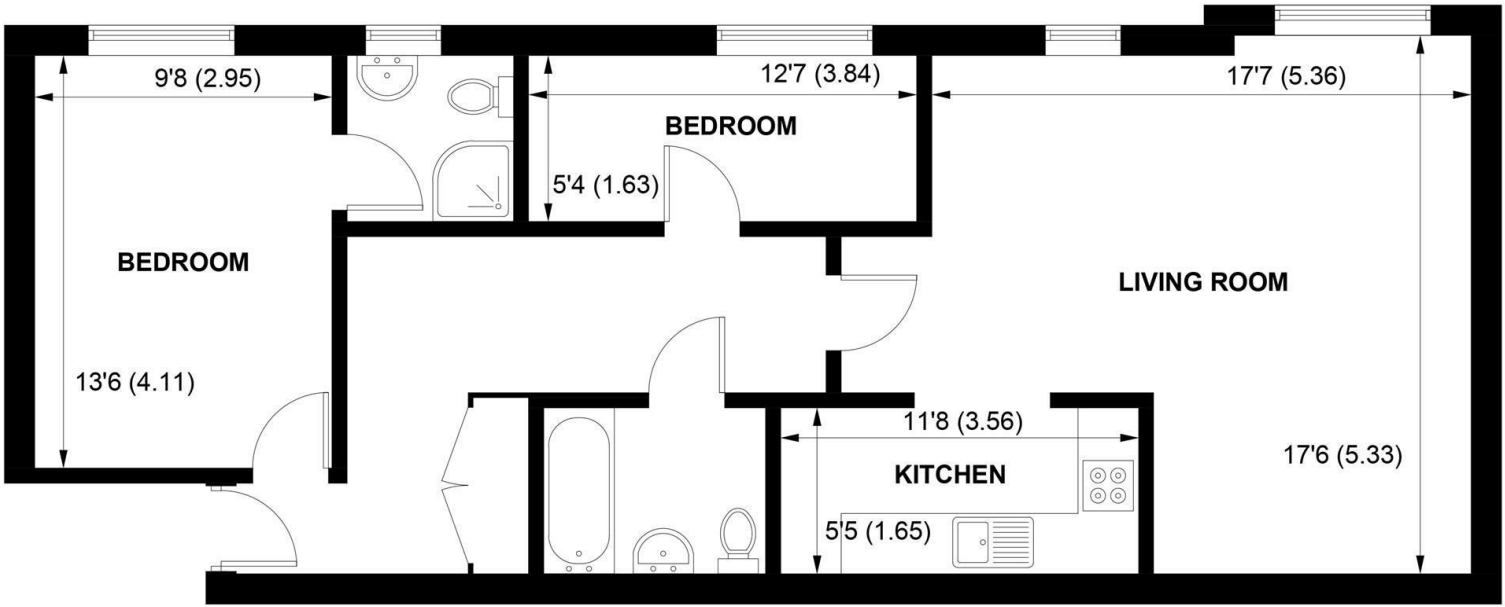
Sims Williams



18 BAXENDALE ROAD, CHICHESTER, WEST SUSSEX, PO19 6UN



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 774 SQ FT / 71.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

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£1,350 PCM

18, BAXENDALE ROAD,
CHICHESTER,
WEST SUSSEX, PO19 6UN

- First Floor Apartment
- Excellent Location
- Entrance Hall
- Sitting/Dining Area
- Kitchen
- Two Bedrooms
- En - Suite Shower & Bathroom
- Off - Road Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = B
Potential = B

COUNCIL TAX BAND

Band = C

Forming part of a popular, modern development, this super first floor apartment is ideal for tenants seeking a comfortable, well appointed home. Its proximity to St Richard's Hospital makes it convenient for tenants working there and there is also easy access to Goodwood, just to the north.

The entrance lobby leads into an entrance hall and this leads to the open plan sitting room with dining area. This is of an excellent size and opens into the kitchen. This has various appliances, such as a fitted hob and oven, dish washer, washing machine and fridge/freezer. Please note that the white goods are being left as a gesture of goodwill and will not be replaced or repaired by the landlord.

The master bedroom is a double room and has the benefit of an en - suite shower room. The second bedroom is a well proportioned single room and there is a main bathroom suite, with modern fittings.

Outside, there is an allocated parking space.

The development is located on the north side of Chichester, with various super markets nearby, including Aldi and Sainsbury's. The A27 is also close at hand, giving access to Arundel and Brighton, as well as London via the A29. Chichester has a good range of shops, restaurants and schools and cultural amenities include the Festival theatre and Pallant House Gallery. There is sailing at Chichester Harbour and golf and racing at Goodwood.

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.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract