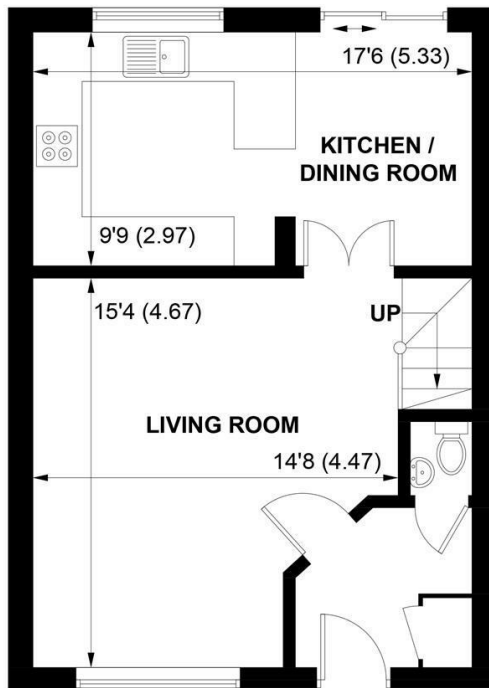




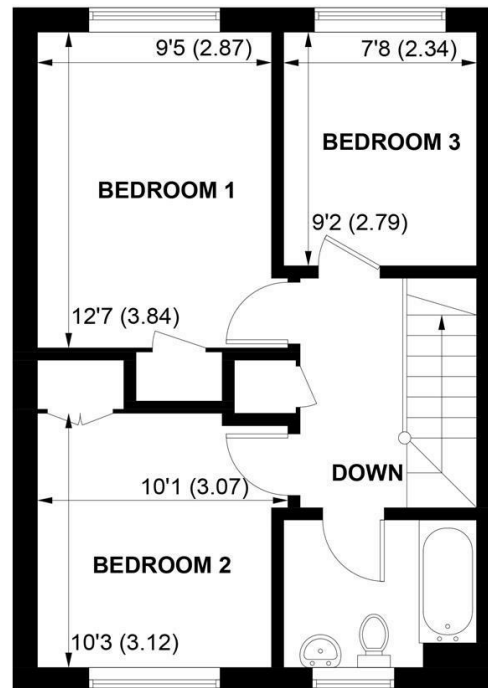
Sims Williams



39 WALWYN CLOSE, BIRDHAM, CHICHESTER, PO20 7SR



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 897 SQ FT / 83.3 SQ M

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

£1,495 PCM

39, WALWYN CLOSE,
BIRDHAM CHICHESTER,
, PO20 7SR

- Three Bedroom House
- Bright Kitchen Breakfast Room
- Large Lounge
- Two Double Bedrooms
- Further Single Bedroom
- Family Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

Great family home consisting of entrance hall, cloakroom, lounge and kitchen dining room on the ground floor, along with three bedrooms and a family bathroom upstairs. Enclosed rear garden, driveway and garage.

The property has a small front garden, driveway leading to the garage and front door.

Upon entering the property you are welcomed in to the entrance hallway with access to the cloakroom, storage cupboard and leading to the large bright lounge.

The lounge is a large room with bay window overlooking the front garden.

The kitchen is a bright room with eye and base level cupboards, integrated double oven and gas hob. There is space and plumbing for appliances. Dining area overlooking the garden and patio doors into the garden.

Upstairs are two double bedrooms both with built in storage cupboards and a further single room.

The family bathroom comprises of a white suite with shower over bath. On the landing is the airing cupboard.

The enclosed rear garden is mainly laid to lawn with patio area. Side access to the front of the property and rear access to the garage.

The property is neutrally decorated throughout.

One pet may be considered.

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.

