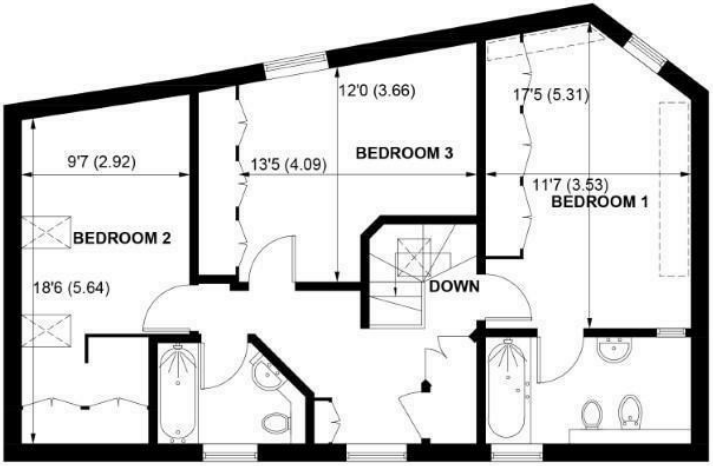


Sims Williams

8 NORTH WALLS, CHICHESTER, WEST SUSSEX, PO19 1DB



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1625 SQ FT / 151 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams

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£2,095 PCM

8, NORTH WALLS,
CHICHESTER,
WEST SUSSEX, PO19 1DB

- Superbly Presented Town House
- Fantastic Location
- Entrance Hall
- Ground Floor Bedroom & En - Suite Shower Room
- Modern Fitted Kitchen
- Dining Area & Sitting Room
- Four Bedrooms & Three Bathrooms
- Courtyard Garden & Off - Road Parking Space
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = F

Situated just off West Street and therefore within a couple of hundred metres of the cathedral this super property is available to let either furnished or unfurnished. The house has very spacious accommodation, with contemporary open plan living being a prominent feature.

The modern kitchen is well fitted with a range of units including a hob and oven, fridge/freezer, dishwasher and washing machine. It opens out to a dining area which is open plan with the sitting area. This has a feature fireplace and double doors leading out to the courtyard. Also on the ground floor there is a cloakroom and a ground floor shower room off bedroom 4. This room could also be used as a study if required.

On the first floor landing there is a window seat which provides a useful sitting area. There are three generous bedrooms, including a master suite which incorporates an en - suite shower room. The bedrooms have fitted wardrobes and there is also a family bathroom.

Outside there is a very pretty, well enclosed courtyard garden, which has some pretty flowers and is an ideal sun trap. There is also off - road parking. The house enjoys some very pleasant rooftop views from the first floor and is within a very short wall of the varied shops and restaurants that the city has to offer.

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