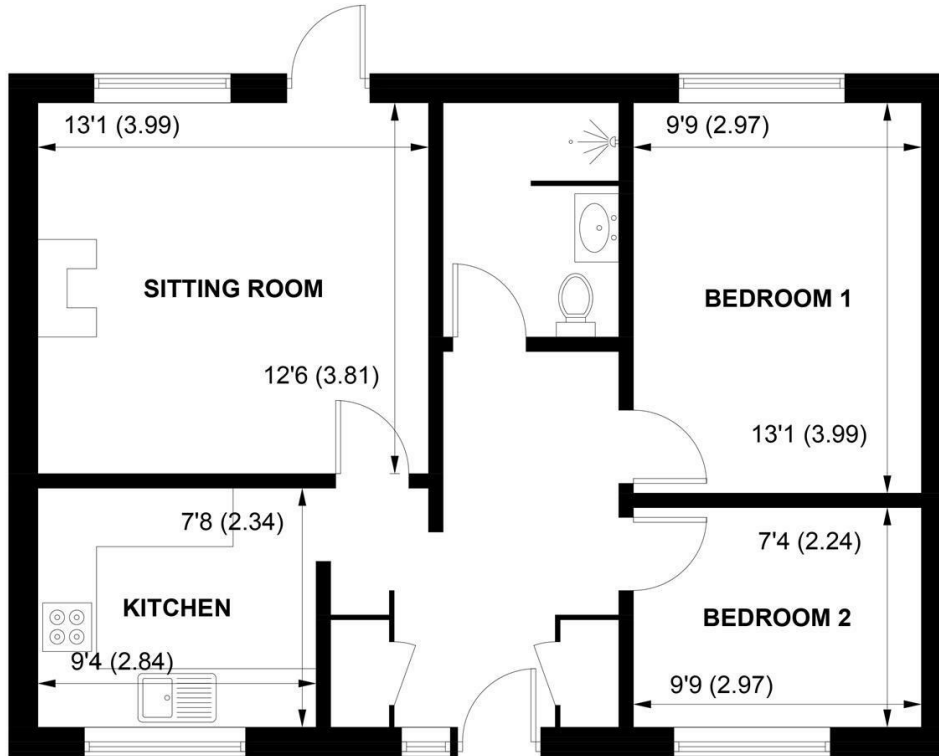


The logo for Sims Williams, featuring the letters 'Sw' in a stylized, cursive font.

Sims Williams



63 DUNCAN ROAD, CHICHESTER, WEST SUSSEX, PO19 3NJ



**APPROXIMATE GROSS INTERNAL AREA = 626 SQ FT / 58.2 SQ M**

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

# £1,350 Per Month

63, DUNCAN ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 3NJ

- Well-presented semi-detached bungalow
- Newly fitted carpets and neutral décor throughout
- Bright sitting room with patio doors to the rear garden
- Modern fitted kitchen with integrated electric oven and hob
- Contemporary shower room with walk-in shower
- Composite entrance door with useful porch storage
- Attractive, mature rear garden with patio and side access
- Within walking distance of Chichester city centre
- Five Weeks Rent Security Deposit

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = C

Situated in a popular residential location within walking distance of Chichester city centre, this well-presented semi-detached bungalow offers bright, neutral accommodation together with a beautifully established rear garden and an attractive outlook over the open green to the front.

A composite front door opens into a useful entrance porch with a tiled floor, incorporating both a coat cupboard and separate meter/shoe storage cupboard. An archway leads through to the entrance hall, with newly fitted oatmeal carpets continuing throughout the majority of the property.

The kitchen overlooks the open green and is fitted with a range of contemporary white gloss wall and base units with wood-effect worktops and tiled splashbacks. Appliances include an integrated electric single oven with Lamona four-ring ceramic hob, together with a washing machine, which will remain on a goodwill basis. There is also space for a freestanding fridge freezer.

The spacious sitting room is flooded with natural light and features an attractive ornamental fireplace with alcoves to either side. Patio doors provide direct access to the rear garden, creating an ideal space for both relaxing and entertaining.

There are two bedrooms, comprising a generous double bedroom overlooking the rear garden and a second bedroom overlooking the open green, ideal as a guest bedroom, home office or nursery.

The modern shower room is fitted with a large walk-in shower, vanity wash hand basin with storage beneath, WC, heated towel rail and wall-mounted mirror.

Outside, the enclosed rear garden is a particular feature of the property, having been thoughtfully established with generous patio seating areas, colourful flower beds, mature shrubs and a small area of lawn, providing an attractive and private outdoor space. Side access completes the garden.

Presented in neutral decorative order throughout with quality oak-effect internal doors, this attractive bungalow is available now.

*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.*

