Sims Williams



73 BAXENDALE ROAD, CHICHESTER, WEST SUSSEX, PO19 6US



APPROXIMATE GROSS INTERNAL AREA = 863 SQ FT / 80.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017 ©
Produced for Sims Williams

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£1,350 PCM

73, BAXENDALE ROAD,
CHICHESTER,
WEST SUSSEX, PO19 6US

- Modern House
- Popular Location
- Entrance Hall
- Cloakroom
- Kitchen
- Sitting Room
- Three Bedrooms & Bathroom
- Garage & Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

The entrance hall is light and leads to the cloakroom and kitchen. The sitting room has a door leading out to the garden and it enjoys a very pleasant outlook.

On the first floor, there are three bedrooms and a bathroom. Two of the bedrooms are double rooms and the third is a single room. To the side of the house, unusually there is a driveway and parking, which is a particular bonus.

Further benefits include gas central heating and double glazing and the property must be viewed to be fully appreciated. Although it is an ideal family house, it is also good for a professional couple particularly with the proximity to the hospital and the university.

The photographs were taken in 2020, the property will be having some remedial works carried out prior to occupation to include redecoration throughout.

One pet 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.









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