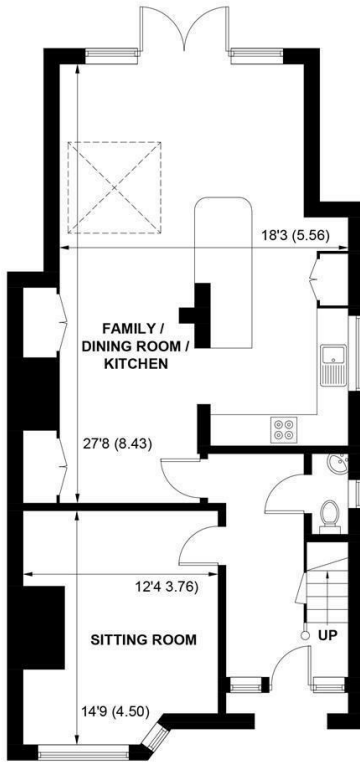




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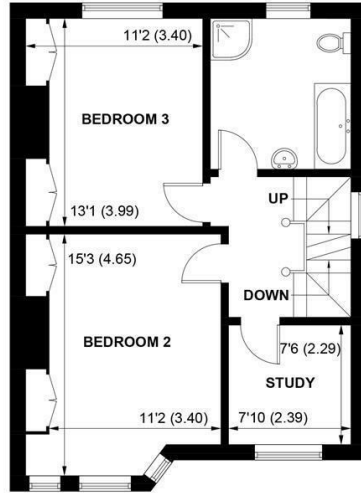


18 GROSVENOR ROAD, DONNINGTON, CHICHESTER, WEST SUSSEX, PO19 8RX

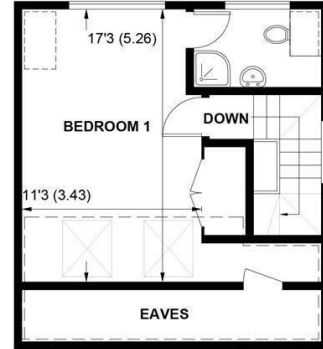


GROUND FLOOR

 = REDUCED HEADROOM BELOW 1.5M / 5'0



FIRST FLOOR



SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1676 SQ FT / 155.7 SQ M
(EXCLUDING EAVES)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams**

£2,100 PCM

18, GROSVENOR ROAD,
DONNINGTON, CHICHESTER,
WEST SUSSEX, PO19 8RX

- Fabulous Family Home
- Extensive Accommodate
- Large South Facing Rear Garden
- Hall & Cloakroom
- Open Plan Kitchen/Family Area
- Four Bedrooms
- En - Suite & Family Bathroom
- Garage & Parking

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = D

The tone is set for this fine house, as you enter the entrance hall. It is light and spacious and there is a ground floor cloakroom. the sitting room is of a decent size, but has a "snug" feel, with the focal point being an attractive open fire.

In contrast, the very large open plan kitchen/breakfast area opens into a further family sitting area, all of which over look the super garden. This is a great area for informal family living and the kitchen is well equipped.

The first floor includes three generous bedrooms, as well as a family bathroom. The second floor has a large master bedroom, converted a few years ago, which benefits from an en - suite shower room. Outside, there is off - road parking to the front and gates open to a secure area for parking. This is also where the garage is situated. The rear garden is a particular feature of this house, consisting of a patio to the rear of the house, with large lawn beyond.

It has a sunny aspect and there are lots of productive flower borders. At the foot of the garden there is a vegetable area,

with raised beds providing the opportunity of growing a variety of vegetables.

Donnington is a popular residential area, situated to the south of Chichester. There is a useful parade of shops and a delightful walk along the canal to the city. Chichester offers a wide variety of shops and restaurants, along with good local schools and cultural amenities such as Pallant House Gallery and the Festival Theatre.

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.

