

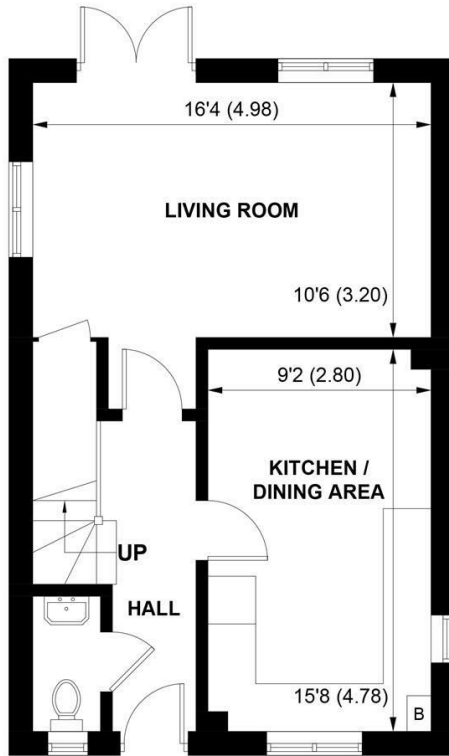
The logo consists of the letters 'SW' in a stylized, cursive, gold-colored font on a dark blue square background.

Sims Williams

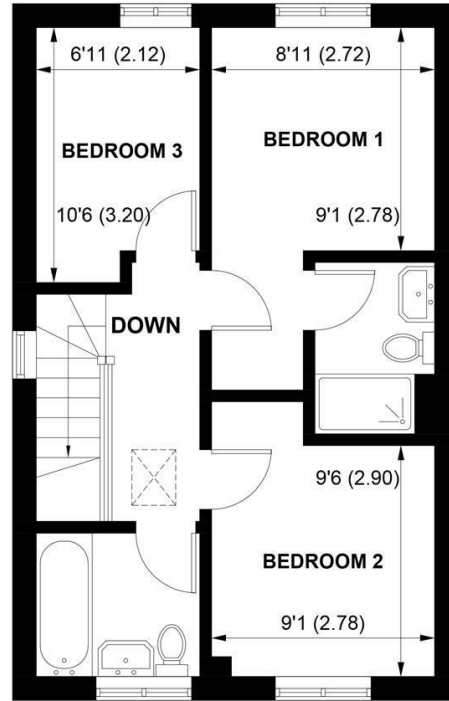


6 PIPER WAY, WEST BROYLE, CHICHESTER, WEST SUSSEX, PO19 3GE





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 880 SQ FT / 81.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

£1,575 PCM

6, PIPER WAY,
WEST BROYLE CHICHESTER,
WEST SUSSEX, PO19 3GE

- Three Bedroom Semi - Detached House
- Favoured Location
- Hall & Cloakroom
- Sitting Room
- Kitchen
- Three Bedrooms & Two Bathrooms
- Garage & Garden
- Available July 2026
- Deposit: Five Weeks' Rent

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = D

This super semi - detached house is ideal for a young family, being well appointed and also offering a generous garden.

On the ground floor, there is an entrance hall and cloakroom, along with a sitting room.

This room has a pleasant outlook over the garden.

The kitchen has a hob and oven, plus storage units and there is space for a dining table.

There is space for the usual white goods (not provided).

There are two double bedrooms on the first floor, the main one of which has an en - suite shower room. The third bedroom is a single room and there is also a family bathroom.

To the rear, the garden is laid mainly to lawn and is well enclosed.

There is a garage to the side and the driveway will accommodate 2-3 cars.

The development is set just to the north of Chichester, being an easy drive or cycle into the city.

There is lovely countryside surrounding the area and the city itself offers a good range of shops, restaurants and amenities, including Pallant House Gallery and the Festival Theatre.

There is golf and racing at Goodwood and sailing at Chichester Harbour.

Directions: from the Northgate circulatory system,

proceed north on the Funtington Road. As you leave Chichester, proceed up the hill and continue over a small bridge. When you reach a small roundabout,, bear left into Drovers Lane.

After a short distance, turn right into Harris Road and Piper Way is the third turning on the right.

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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

