



Sims Williams



FLAT 17, 5-6 SOUTHGATE, CHICHESTER, WEST SUSSEX, PO19 8GU





## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 828 SQ FT / 77.0 SQ M

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

# £1,295 PCM

FLAT 17, 5-6, SOUTHGATE,  
CHICHESTER,  
WEST SUSSEX, PO19 8GU

- Second Floor Apartment
- Entrance Hall
- Security Entry Phone
- Fitted Kitchen
- Sitting Room
- Two Double Bedrooms
- En - Suite Shower Room
- Main Bathroom
- Five Week Security Deposit

## EPC RATING

Current = D

Potential = D

## COUNCIL TAX BAND

Band = C

This fine apartment is situated on the second floor of the block. There is access via the stair case and there is also a lift. The entrance hall has a security entry phone system and hard flooring, which is also laid in the kitchen and sitting room.

The kitchen is well fitted with units, which include a fridge/freezer, dish washer, washing machine, hob and oven. Both bedrooms are double rooms and the sitting room is separate from the kitchen. The heating is electric, with conventional radiators. The bathrooms are fitted with stylish units.

The property is situated at the bottom end of South Street, just a stone's throw from the train station and also within a short stroll from the shops and restaurants in South Street. Westgate Leisure Centre is also close by, as is Waitrose. The city has a good range of shops and eateries, along with cultural amenities which include Pallant House Gallery and also Chichester Festival Theatre. Sporting activities include golf and racing at Goodwood and sailing at Chichester Harbour.

*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.*

