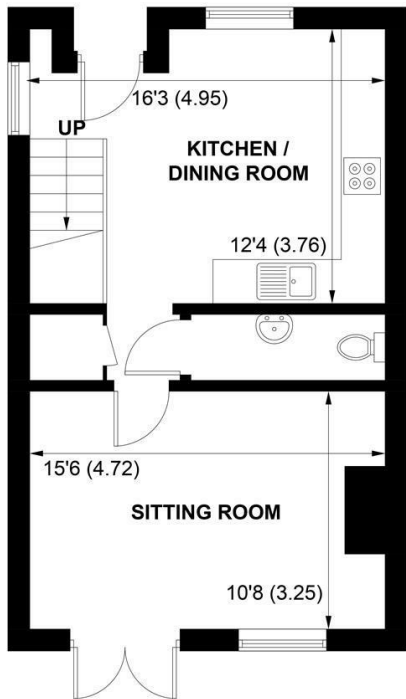


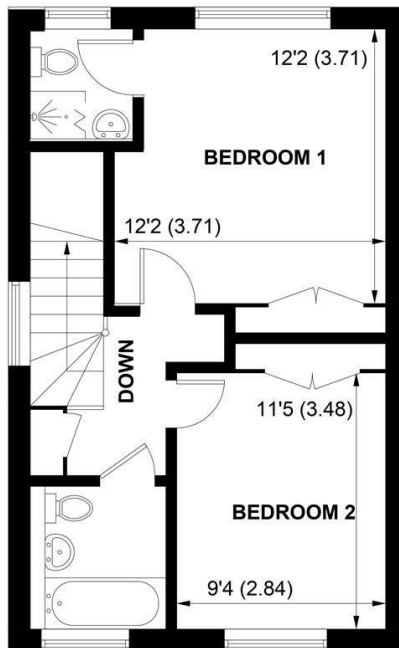


14 MCNAIR WAY, CHICHESTER, WEST SUSSEX, PO19 6DJ





**GROUND FLOOR**



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 849 SQ FT / 78.9 SQ M

STORE = 32 SQ FT / 3.0 SQ M

TOTAL = 881 SQ FT / 81.9 SQ M

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

Produced for Sims Williams

# £1,700 PCM

14, MCNAIR WAY,  
CHICHESTER,  
WEST SUSSEX, PO19 6DJ

- End of Terrace Two Bedroom House
- Kitchen/Breakfast Room
- Bright Lounge
- South Facing Garden
- Two Double Bedrooms
- Master Bedroom with En Suite
- Separate Storage Cupboard
- Walking Distance of City Centre
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

We are delighted to offer this two bedroom end of terrace house in the popular Roussillon Park development just a short walk from the City centre.

The property consists of open plan kitchen breakfast room, south facing lounge, large cloakroom, two double bedrooms, en suite shower room and family bathroom.

Upon entering the property you are welcomed in to the modern kitchen/breakfast room with high gloss eye and base level cupboards, integrated double oven, induction hob with extractor over, fridge/freezer, dishwasher and washer/drier. There is a table and chairs for dining.

Further along the hallway is under stairs storage and opposite the large cloak room offering ample space for coat storage.

The lounge is a south facing room with plenty of space and patio doors leading to the enclosed rear garden.

Upstairs are two double bedrooms. The master bedroom is a large double with built in wardrobes and benefiting from an en suite shower room.

To the rear is an enclosed south facing garden laid to patio with mature borders. There is a gate leading to the communal gardens.

To the front of the property is an allocated parking space and the benefit of an EV charging point.

There is a separate store which is of a large size and very secure.

The property is available furnished.

With regret no pets.

*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

