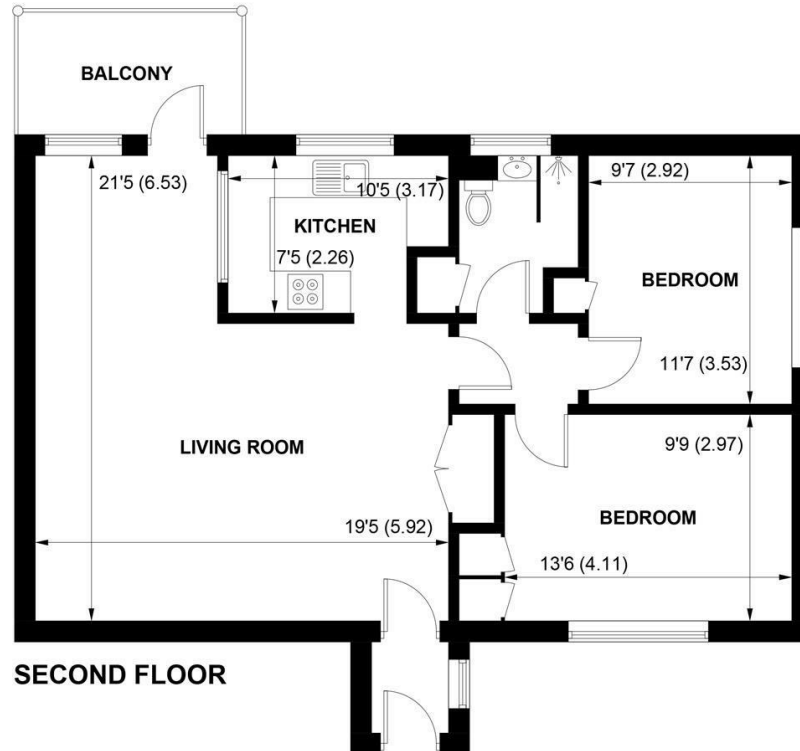




Sims Williams



12 ELSAW COURT CAWLEY ROAD, CHICHESTER, WEST SUSSEX, PO19 1XF



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 794 SQ FT / 73.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£1,275 PCM

12 ELSAW COURT, CAWLEY ROAD,
CHICHESTER,
WEST SUSSEX, PO19 1XF

- Top Floor Apartment
- Rooftop City Views
- Entrance Lobby
- Large Reception Area
- Balcony
- Kitchen
- Two Bedrooms & Shower Room
- Garage
- Deposit: Five Weeks' Rent

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = B

This superb top floor flat was subject to major refurbishment in 2023 and continues to be presented to a high standard throughout.

The property benefits from a modern kitchen and contemporary shower room, both installed in 2023, along with tasteful redecoration throughout. The bedrooms are fitted with carpets, while the attractive wood block flooring—a real feature of the property—has been carefully restored and adds character to the living space.

The kitchen offers a range of storage units, an electric hob and oven with extractor over, and space and plumbing for a washing machine and fridge/freezer. A dishwasher is also provided. The accommodation comprises two double bedrooms and a stylish shower room suite.

A particular highlight is the balcony accessed from the sitting room, enjoying excellent city views, which are also appreciated from other areas of the flat.

Externally, there is a garage providing useful storage.

Further benefits include gas central heating. A long-term let is available.

Elsaw Court is a well-regarded development, ideally positioned just a short distance from South Street and the city centre. Residents benefit from easy access to a wide range of shops, restaurants, and cultural attractions, including Pallant House Gallery and the Festival Theatre, making it a highly desirable location for city living.

Directions: from Eastgate Square, proceed into

Market Avenue and towards the end, turn left into Cawley Road,

You will see the block at the end, on the left.

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

