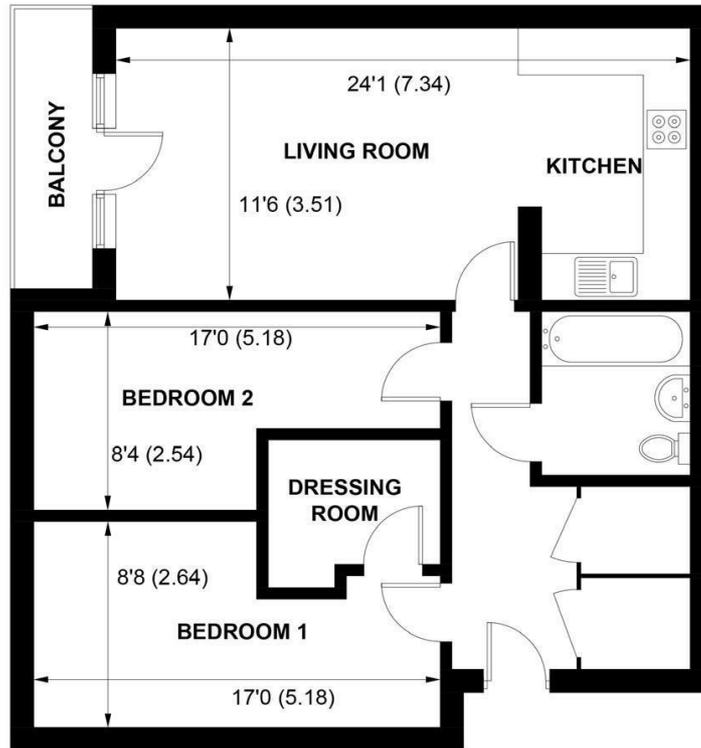


The logo consists of the letters 'SW' in a stylized, elegant, gold-colored script font, set against a dark blue square background.

Sims Williams



100 SHIPPAM STREET, CHICHESTER, WEST SUSSEX, PO19 1AY



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 749 SQ FT / 69.6 SQ M

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

# £1,395 PCM

100, SHIPPAM STREET,  
CHICHESTER,  
WEST SUSSEX, PO19 1AY

- City Centre Apartment
- 2 Double Bedrooms
- Open Plan Sitting Room/Kitchen
- Well Appointed Bathroom
- Southerly Facing Balcony
- Gas Fired Central Heating
- Underground Car Parking
- Concierge Service
- Five Weeks Rent Security Deposit

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = D

The communal hallway is beautifully appointed with polished ceramic tiles and doors leading off to the staircase and lift which also takes you down to the secure underground car park. This is gated and the apartment has one parking space.

On entering the apartment there are 2 generous storage cupboards and doors off to all principal rooms. The southerly facing sitting room has a balcony and is open plan to the superb Sylvana fitted kitchen. There are a comprehensive range of cupboards and drawers with built in fan assisted oven, ceramic hob, dishwasher and washing machine.

The master bedroom is of a good size and there is a large walk in wardrobe (once the shower room en suite with all plumbing retained).

The second bedroom is a double room also and opposite one can find a well appointed bathroom.

Being within the City walls means that all the shops, cafes and restaurants are within a 3 minute level walk including a Marks and Spencer Food Hall and a

wide variety of cultural pursuits including the Pallant House Gallery, Oxmarket Centre of Arts and 12th Century cathedral. There is a mainline railway station to London (Victoria) which takes about 1 hour 40 minutes.

From the centre proceed east along East Street. On approaching Eastgate Square turn left into East Walls. After about 100 yards the development can be found on the left hand side.

*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

