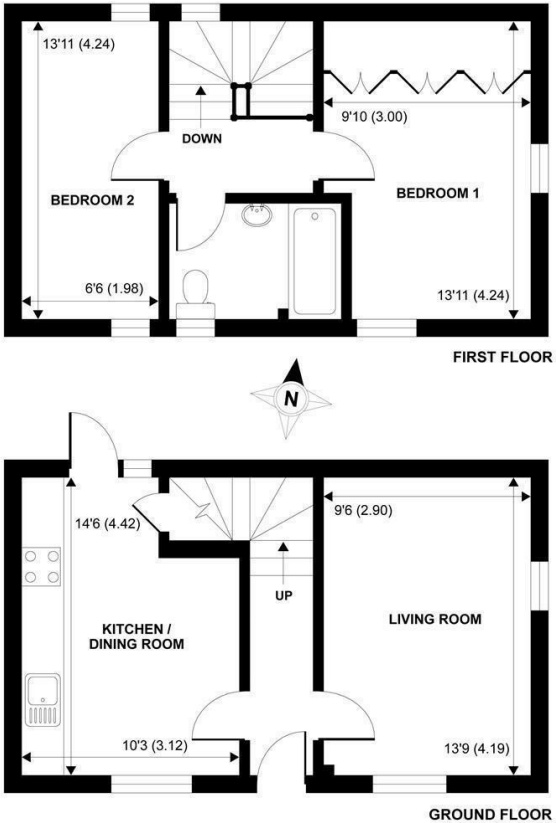
Sims Williams

5 DAME SCHOOL COURT, POOK LANE, EAST LAVANT, CHICHESTER, PO18 0SA



APPROX. GROSS INTERNAL FLOOR AREA 684 SQ FT 63.5 SQ METRES

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017©

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

Tel 01243 836055
lettings@simswilliams.co.uk
simswilliams.co.uk

£1,200 PCM

5, DAME SCHOOL COURT, POOK LANE EAST LAVANT, CHICHESTER, PO18 0SA

- Two Bedroom Mews House
- Idyllic Location
- Dual Aspect Lounge
- Kitchen/Breakfast Room
- Master Bedroom With Built In Wardrobes
- Second Double Bedroom
- Two Allocated Parking Spaces
- Communal Gardens
- Five Week Rent Security Deposit

EPC RATING

Current = E
Potential = B

COUNCIL TAX BAND

Band = D

Beautifully located two bedroom mews house in East Lavant situated in front of the Church and with good access to Chichester.

The property has a private entrance leading to the hallway. On the ground floor you will find the lounge which is of a good size with neutral decor and a dual aspect. Opposite is the kitchen/breakfast room.

The kitchen comprises of plenty of eye and base level units, integrated fridge and washing machine, has space for a table, and benefits from an under stair storage cupboard. Access to the communal courtyard garden can be gained via the kitchen.

Upstairs, the master bedroom is a double room which benefits from built in wardrobes running across the back wall. There is a further double bedroom. The bathroom is fully tiled and comprises of a white suite with electric shower over bath, and an electric towel rail.

The property is neutrally decorated throughout, has electric heating and benefits from 2 allocated parking spaces. These are situated in the far left hand corner, as you enter the communal car park. They adjoin the boundary which abuts the road.

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.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract