

The logo for Sims Williams, featuring the letters 'SW' in a stylized, white, cursive font on a dark blue square background.

Sims Williams



15 OTWAY ROAD, CHICHESTER, WEST SUSSEX, PO19 6BP



**GROUND FLOOR**

**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 814 SQ FT / 75.6 SQ M

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

# £1,495 PCM

15, OTWAY ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 6BP

- Two Bedroom House
- Sought After Development
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- Two Double Bedrooms
- Southerly Facing Garden
- Walking Distance to City Centre
- One Allocated Parking Space
- Deposit: Five Weeks' Rent

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

Built in 2012 and situated within the highly sought after Roussillon Park development, this end of terrace house offers well proportioned accommodation over two floors. The property combines modern and stylish fittings throughout with a low carbon footprint

To the front of the house is the impressive 15 ft\* kitchen/dining room with fitted units at both floor and eye level, stone work surfaces and integrated appliances. To the rear of the ground floor is the spacious living room with feature fireplace and double doors leading to the garden. Completing the ground floor is the w.c./ cloakroom and large under stair storage cupboard.

Upstairs are two decent double bedrooms both benefitting from built in wardrobes and they share use of the stylish fully tiled family bathroom with shower over bath.

The southerly facing rear garden has been landscaped with patio seating area, shed and side access. The entire house is presented in immaculate order with high end fixtures and fittings and a quality level of finish that has become synonymous with the development.

There is a parking space next to the property.

### Location

The property forms part of the Roussillon Park development which lies about 1 mile north of the city centre and half a mile from the Festival Theatre. The highly popular area of Summersdale has a useful shop/Post Office nearby as well as a regular bus service to Chichester.

There is also a local surgery and garage and if you feel inclined to walk into town, there is a

lovely route through Oaklands Park. Just to the north of Summersdale there is glorious countryside, heading towards Goodwood and East Lavant. Chichester itself offers a great selection of shops, restaurants and bars as well as cultural pursuits in the form of The Novium Museum and Pallant House Gallery.

Directions: from the Festival Theatre, proceed north and you will see the entrance to the development on the right, after about 0.3 miles.

*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

