





## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 710 SQ FT / 66 SQ M

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

Produced for Sims Williams

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# £1,300 PCM

FLAT 22, 5-6, SOUTHGATE,  
CHICHESTER,  
WEST SUSSEX, PO19 8GU

- Second Floor Apartment
- City Centre Location
- Stylish Kitchen/Dining Room
- Integrated Appliances
- Sitting Room
- Modern Bathroom/Shower
- Long Term Let Possible
- Available September 2022
- Deposit: Five Weeks' Rent
- Holding Fee: One Week's Rent

## EPC RATING

Current = D

Potential = D

## COUNCIL TAX BAND

Band = C

This high quality apartment forms part of a super development at the southern end of the city, near the train station. The rooms are spacious and light, with some attractive elevated views from some of the rooms.

There is a security entry phone system and the flat will be served by a lift as well as a stair case. There is a spacious entrance hall and the contemporary, open plan kitchen has a comprehensive range of fitted units, including a hob and oven, fridge/freezer, dish washer and washing machine.

Both the bedrooms are double rooms and the stylish bathroom includes a shower over the bath, along with a "soft touch" mirror light.

The development is situated right next to the multi - story car park, where it is possible to obtain parking permits.

It is also just across the road from the bottom of South Street, where Chichester's varied shops and restaurants are situated.

The city has a range of other attractions, including Pallant House Gallery and the Festival Theatre. There is golf and racing at Goodwood and sailing at Chichester Harbour. There is a lovely sandy beach at West Wittering and the South Downs are a major local attraction.

The property is located opposite our offices

in Southgate, just north of the railway station. N B There is the possibility of a long term let available.

*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



