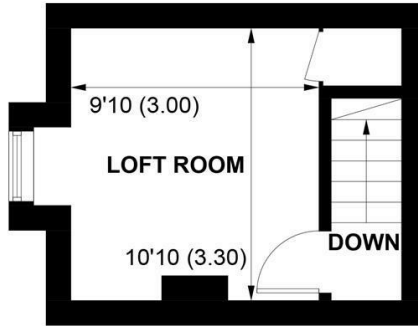


SW

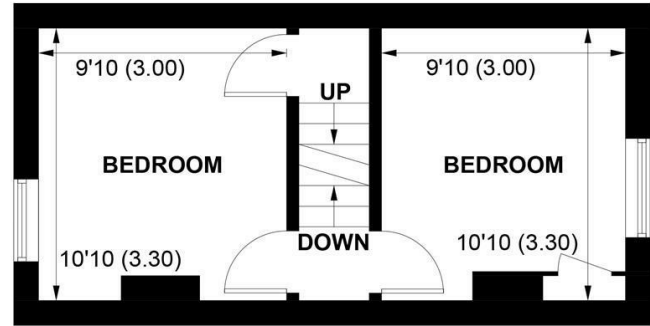
Sims Williams



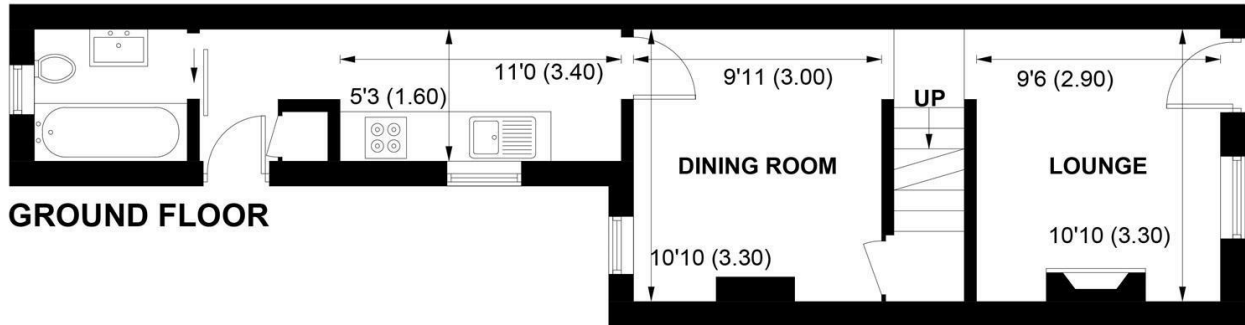
17 CAVENDISH STREET, CHICHESTER, WEST SUSSEX, PO19 3BS



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 778 SQ FT / 72.3 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
Produced for Sims Williams

# £1,400 PCM

17, CAVENDISH STREET,  
CHICHESTER,  
WEST SUSSEX, PO19 3BS

- Three Bedroom House
- Two Reception Rooms
- Galley Style Kitchen
- Ground Floor Bathroom
- Courtyard Garden
- Walking Distance of City Centre
- On Street Permit Parking
- Gas Central Heating
- Five Weeks Rent Security Deposit

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = D

Three storey Grade II listed town house conveniently located within easy reach of Chichester City Centre.

Upon entering the property you are immediately in the lounge leading in to the second reception room with a view to the garden.

The galley style kitchen has base level cupboards, electric cooker with double oven. Under counter fridge which will remain on a goodwill basis and not be repaired or replaced. There is a small hallway with access to the rear garden housing an airing cupboard housing the washing machine which is also remaining on a goodwill basis.

The bathroom is located to the rear of the property on the ground floor. It has been newly fitted and comprises of a white suite with shower over bath from the tap, vanity style sink with storage below and ladder style radiator.

On the first floor are two double bedrooms. The bedroom to the front benefits from built in storage.

There is another flight of stairs leading to the loft room which is a double room with restricted head height, built in storage and views of the Cathedral. On this floor is a cloak room housing toilet and basin.

To the rear of the property is a courtyard garden.

There is on street parking for which permits can be obtained from the local Council. The property is located in zone N. First permit is £49 annually.

The property has been redecorated throughout (July 2025) along with a new bathroom being installed.

The property is neutrally decorated throughout.

*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.*

