

The logo consists of the letters 'Sw' in a stylized, cursive script, rendered in a light yellow or gold color against a dark blue square background.

Sims Williams



57 WOODLANDS LANE, CHICHESTER, WEST SUSSEX, PO19 5PE



APPROXIMATE GROSS INTERNAL AREA = 687 SQ FT / 63.8 SQ M

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

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

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

£1,350 PCM

57, WOODLANDS LANE,
CHICHESTER,
WEST SUSSEX, PO19 5PE

- Two Bedroom Flat
- Second Floor
- Dual Aspect Lounge
- Two Double Bedrooms
- Master With En Suite
- Kitchen With Appliances
- Family Bathroom
- Allocated Parking
- Five Weeks Rent Security Deposit

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = D

The property is located on the second floor of a purpose built block with secure entry phone system in place.

The flat has a large hallway with access to all rooms, and housing the airing cupboard.

The lounge is dual aspect and of a good size.

The kitchen is of a good size with eye and base level units, integrated electric oven and hob with extractor over. Also provided is a large fridge/freezer with built in water dispenser and washing machine.

The master bedroom is an 'L' double room with triple mirrored door wardrobe and an en suite shower room. The en suite comprises of white basin and W.C. and shower cubicle with electric shower.

There is a second double bedroom.

The property has neutral decor throughout, double glazing and electric storage heaters.

There is an allocated parking space to the rear of the block, and communal gardens.

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

