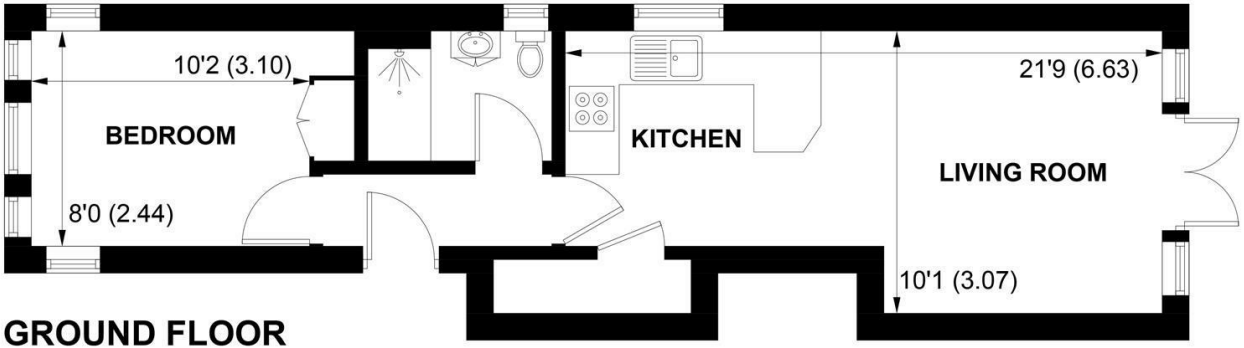
Sims Williams

GROUND FLOOR FLAT 79 CLEVELAND ROAD, CHICHESTER, WEST SUSSEX, PO19 7AF



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 371 SQ FT / 34.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

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

£1,095 PCM

GROUND FLOOR FLAT 79, CLEVELAND ROAD, CHICHESTER,

- Ground Floor Apartment
- Private Entrance
- Open Plan Sitting Room/Kitchen
- Doube Bedroom
- Shower Room
- Private Garden
- Parking Space
- Walking Distance of City Centre
- Five Weeks Rent Security Deposit

EPC RATING

Current =TBA
Potential =TBA

COUNCIL TAX BAND

Band = A

This superb ground floor flat offers an ideal opportunity for a professional person to enjoy modern comforts, whilst having the benefits of a converted apartment, with its own private entrance.

There is a private entrance to the rear, along with a communal front door entrance (shared by one other apartment).

This leads to the private entrance hall. The open plan nature of the kitchen and sitting room means that there is lots of light, particularly as the sitting room opens on to the garden.

The kitchen has a fitted hob and oven, fridge and washing machine. Please note that the white goods are being left as a gesture of goodwill and will not be replaced or repaired if they go wrong.

The bedroom is a double room and has a fitted wardrobe.

There is a modern shower room suite and the sitting/dining room has enough space for a breakfast table.

There is gas central heating and the rear garden, which enjoys a southerly aspect, is designed for ease of maintenance.

There is a parking space allocated to the flat, which is accessed via Littlefield Close.

The property is situated on the east side of the city, being a level walk into the centre. The city has a good range of shops and eateries, along with cultural amenities which include Pallant House Gallery and also Chichester Festival Theatre. Sporting activities include golf and racing at Goodwood and sailing at Chichester Harbour.

With regret no pets.

Directions: from the end of East Street, proceed east into the Hornet and continue along, bearing right at the Four Chesnuts public house. Then turn right into Whyke Road and proceed south towards the railway line.

You will see the turning to Cleveland Road on the right hand side.

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