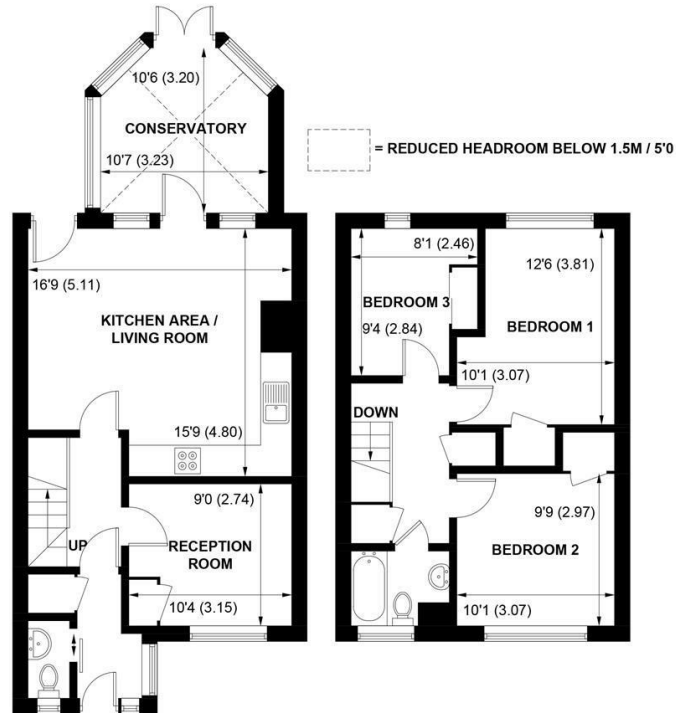


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Sims Williams



19 LIME CLOSE, CHICHESTER, WEST SUSSEX, PO19 6SW



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 996 SQ FT / 92.5 SQ M

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

£1,495 PCM

19, LIME CLOSE,
CHICHESTER,
WEST SUSSEX, PO19 6SW

- Three Bedroom House
- Two Reception Rooms
- Open Plan Kitchen/Living Room
- Downstairs Cloakroom
- Conservatory
- Family Bathroom
- Enclosed Rear Garden
- Walking Distance of City Centre & Hospital
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

Three bedroom mid terraced house within walking distance of Chichester city centre.

The property comprises of entrance porch, cloakroom, open plan kitchen/living room, second reception room, conservatory, two double bedrooms, single bedroom and family bathroom.

The entrance porch is of a good size and houses the cloakroom and an additional 'utility' cupboard with space and plumbing for a washing machine. Leading through via a sliding door to the hallway with access to the second reception room (currently used as a bedroom), stairs to the first floor and door to the lounge.

The lounge is located to the rear of the property and has a kitchen with eye and base level cupboards, electric cooker and oven. The lounge area is of a good size is a bright room with ornate fireplace and offers access to both the garden and conservatory.

Upstairs are two double bedrooms, both with built in storage and a further single bedroom again benefiting from built in storage.

The family bathroom consists of a white suite with shower over bath direct from the tap, white basin and W.C.

There is an enclosed rear courtyard garden, and to the front is paving.

The property is neutrally decorated throughout, gas central heating and double glazing.

The property is located within a parking permit zone (Zone S) with restrictions between 9am and 9pm. Permits can be obtained from the Council at a charge.

Pets considered.

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

