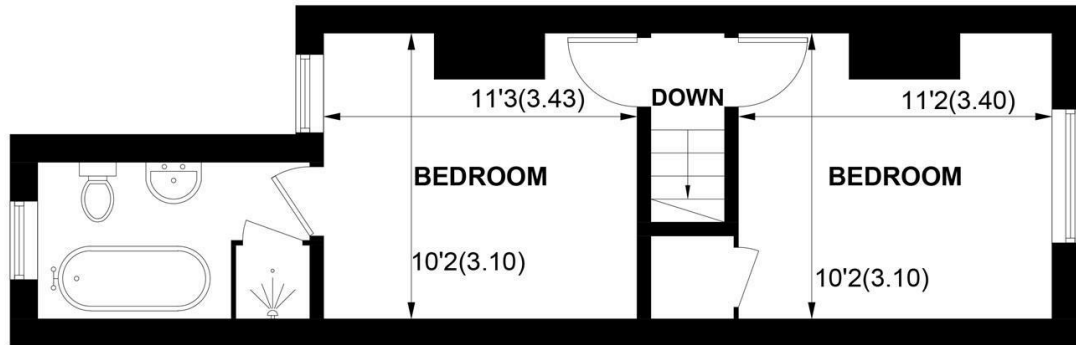




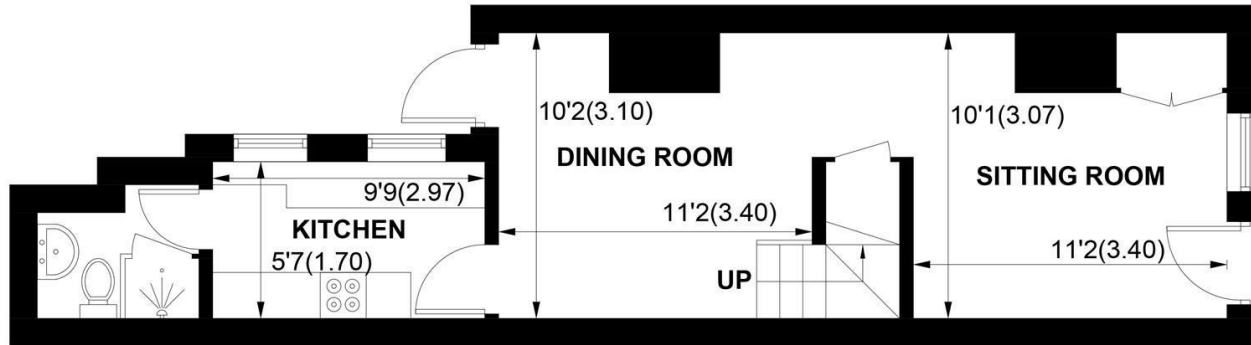
Sims Williams



32 VICTORIA ROAD, CHICHESTER, WEST SUSSEX, PO19 7HY



**FIRST FLOOR**



**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 670 SQ FT / 62.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

# £1,250 PCM

32, VICTORIA ROAD,  
CHICHESTER,  
WEST SUSSEX PO19 7HY

- Two Bedroom House
- Two Reception Rooms
- Fitted Kitchen
- Downstairs Shower Room
- Two Double Bedrooms
- Master Bedroom With En Suite
- Rear Garden
- Neutral Decor Throughout
- Five Week Security Deposit

## EPC RATING

Current = E

Potential = B

## COUNCIL TAX BAND

Band = C

Bright lounge situated to the front of the property with feature fire place, hallway leading to dining room with storage cupboard between the rooms. The dining room also has a feature fire place and is a good size room with stairs leading to the first floor, and doors leading to the garden. To the rear of the property is the galley style kitchen with eye and base level units, integrated electric oven and gas hob, other white goods include washing machine, fridge and freezer. From the kitchen is access to the ground floor shower room comprising of white sink and w.c. and single shower cubicle.

Upstairs are two double bedrooms, both with feature fire places. The bedroom to the front of the property benefits from a storage cupboard. The master bedroom benefits from an en suite bathroom comprising of white suite with claw foot bath and separate shower cubicle.

The property has a low maintenance rear garden with access gained through a side gate. There is neutral decor throughout and other benefits include gas central heating and double glazing.

There is on street parking to the front of the property.

*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

