



Sims Williams



FLAT 9, 5-6 SOUTHGATE, CHICHESTER, WEST SUSSEX, PO19 8GU



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 710 SQ FT / 66 SQ M

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

# £1,295 PCM

FLAT 9, 5-6, SOUTHGATE,  
CHICHESTER,  
WEST SUSSEX, PO19 8GU

- Newly Refurbished First Floor Apartment
- Stylish Development
- City Centre Location
- Entrance Hall & Security Entry Phone System
- Open Plan Kitchen/Sitting Area
- Two Double Bedrooms
- Bathroom
- Modern Electric Central Heating
- Five Weeks Rent Security Deposit

## EPC RATING

Current = D

Potential = D

## COUNCIL TAX BAND

Band = C

The apartment is accessed via a communal hallway to the rear, with both a staircase and lift serving the first and second floors. There is a security entry phone system in the spacious private entrance hall and there is a cupboard which houses the electric heating system, which serves the radiators.

The kitchen has a range of stylish units which house a hob and oven, fridge/freezer, washing machine and dish washer. There are ample storage units and there is an attractive hard flooring.

Both the bedrooms are decent double rooms and the bathroom is beautifully fitted, with a shower over the bath. There is also a "touch" mirror with automatic light.

In respect of parking, it is possible to obtain a permit for the multi - story car park next to the building and the development is only a short stroll from the shops in South Street. Also close to hand is the train station to London Victoria and also Chichester Gate, with the cinema complex is also nearby.

Sporting enthusiasts will be keen to learn that Westgate Leisure Centre is very close and there is a Waitrose store just a short distance away, as well as a pleasant walk along the nearby canal.

*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.*

