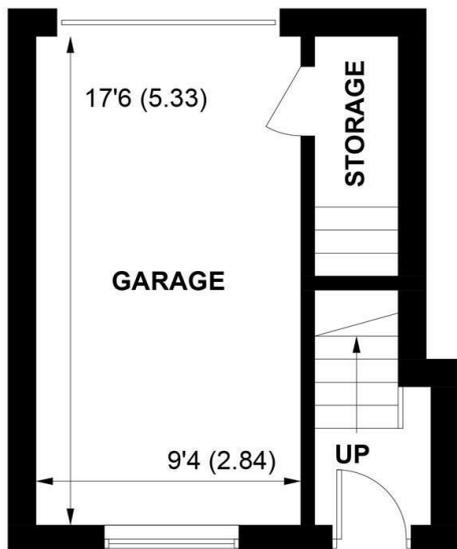


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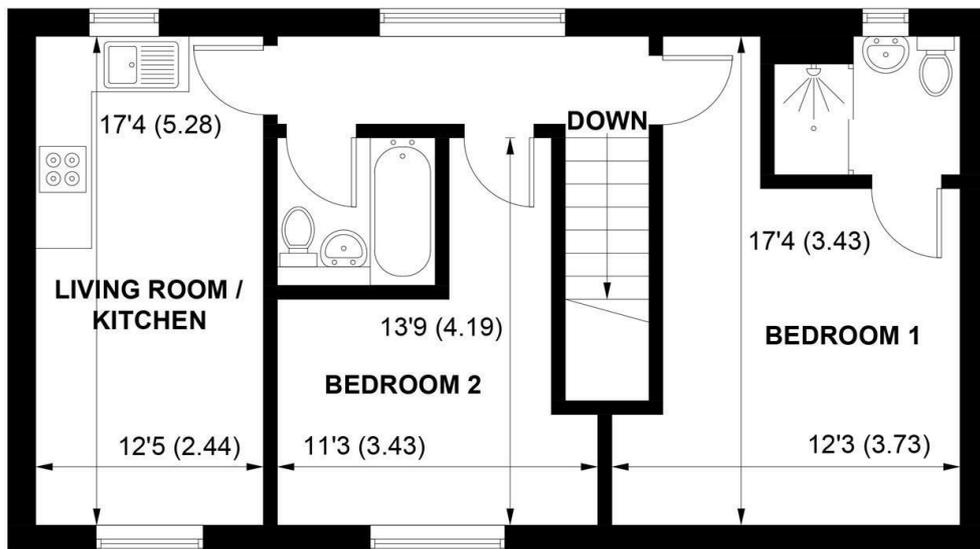
Sims Williams



2 HOBBY CLOSE, SHOPWYKE LAKES, CHICHESTER, W SUSSEX, PO20 2LT



GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 796 SQ FT / 74 SQ M
(INCLUDING GARAGE)**

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

Produced for Sims Williams

£1,375 PCM

2, HOBBY CLOSE,
SHOPWYKE LAKES CHICHESTER,
W SUSSEX, PO20 2LT

- Coach House Style Apartment
- Entrance Hall
- Superb Kitchen
- Open Plan Reception Area
- Two Double Bedrooms
- En - Suite Shower Room
- Bathroom
- Garage
- Five Weeks Rent Security Deposit

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band =

The property enjoys a very pleasant view across roof tops at the front, towards the Downs. It has its own private entrance, with a lobby and staircase leading to the first floor. The kitchen has a host of fitted units, as well as a dish washer, hob and oven, fridge freezer and washing machine.

The master bedroom has an en - suite shower room and the bedroom is of a good size.

The second bedroom is also a double room and there is a lovely bathroom suite, which serves this room.

Directions: from the end of Oving Road in Chichester, proceed east over the A27, towards Oving. You will see the entrance to Shopwyke Lakes on the left after a few hundred metres and Hobby Close is then also on the left, after a short distance.

Shopwyke Lakes is situated in a very convenient location, with good access to the A27. Chichester has a good range of shops and restaurants, as well as cultural amenities such as Pallant House Gallery and the Festival Theatre. There is golf and racing at Goodwood and sailing at Chichester Harbour.

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.

