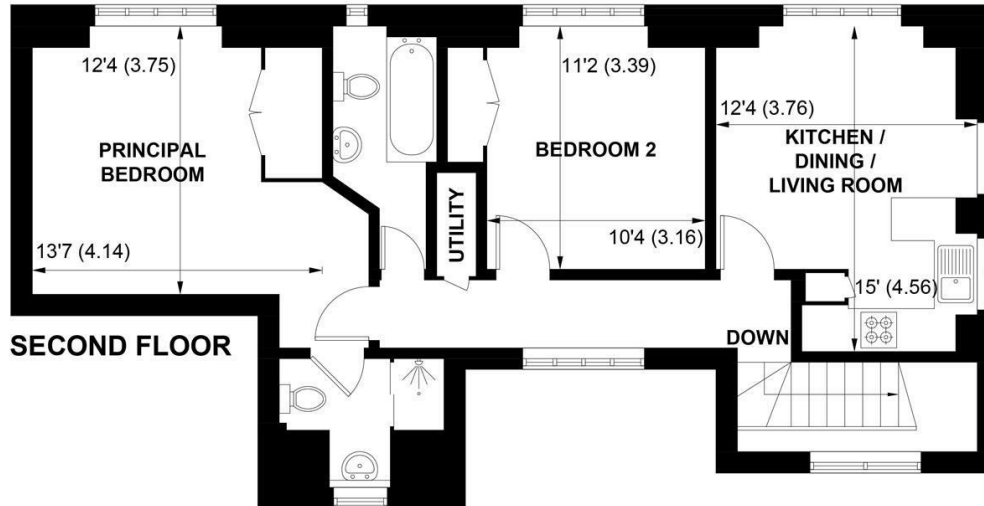


## FIRST FLOOR



## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 768 SQ FT / 71.4 SQ M

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

# £1,450 PCM

12 BAFFINS COURT, BAFFINS LANE,  
CHICHESTER,  
WEST SUSSEX, PO19 1UA

- City Centre Apartment
- Two Generous Bedrooms
- Bright Open Plan Kitchen/Living Room
- Family Bathroom
- Master Bedroom with En Suite
- Second Floor Apartment
- Gas Central Heating
- Cathedral Views
- Five Weeks Rent Security Deposit

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = D

Tremendous two bedroom apartment located within the city walls above a small development of shops.

The property is accessed via an iron stairwell and located on the second floor. There is a shared communal access with one other property.

Upon entering the property there is an under stairs storage cupboard and stairs leading to the apartment.

Once upstairs there is a hallway with access to all rooms and stunning views of Chichester Cathedral.

The open plan living area and kitchen is a bright spacious room. The kitchen comprises of eye and base level shaker style cupboards with integrated electric oven, gas hob with extractor over, fridge/freezer and slimline dishwasher.

The master bedroom is a large room with built in storage and the advantage of an en suite shower room.

There is a further double room again featuring built in storage.

The family bathroom consists of a white suite with shower over bath and vanity style sink.

Within the hallway is a 'utility cupboard' housing the washing machine.

The property is tastefully decorated and benefits from gas central heating and double glazing.

One pet may be 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



