Sims Williams

28 CLEVELAND ROAD, CHICHESTER, WEST SUSSEX, PO19 7AF
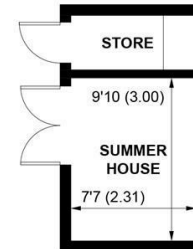
= Reduced headroom below 1.5m / 5'0

FIRST FLOOR

BEDROOM 2
10'3 (3.12)
13'4 (4.06)

DOWN

9'3 (2.82)
BEDROOM 3
12'0 (3.66)

14'8 (4.47)
BEDROOM 1
12'0 (3.66)

GROUND FLOOR

KITCHEN
15'7 (4.75)
13'4 (4.06)

UP

9'3 (2.82)
DINING ROOM
11'10 (3.61)

11'4 (3.45)
LIVING ROOM
12'1 (3.68)

STORE
9'10 (3.00)
SUMMER HOUSE
7'7 (2.31)
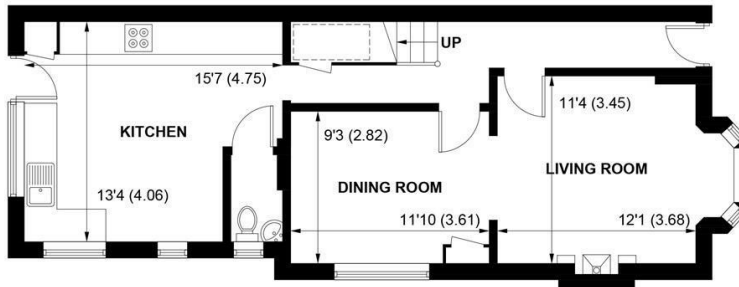
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1156 SQ FT / 107.4 SQ M
OUTBUILDING = 74 SQ FT / 6.9 SQ M
TOTAL = 1230 SQ FT / 114.3 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

£1,550 PCM

28, CLEVELAND ROAD, CHICHESTER, WEST SUSSEX, PO19 7AF

- Flint & Brick Cottage
- Semi Detached
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom
- 3 Bedrooms
- 2 Bath/Shower Rooms
- Delightful Gardens
- Five Weeks Rent Security Deposit

EPC RATING
Current = D
Potential = B

COUNCIL TAX BAND
Band = D

The property has a bright sitting room. Within the living room is a log burner which is not in use. There is a separate dining room leading into the generous kitchen/breakfast room with a cloakroom leading off.

The kitchen has eye and base level cupboards, electric cooker with double oven, integrated under counter fridge and freezer, space and plumbing for both washing machine and dishwasher. Door leading to the garden.

On the first floor the master bedroom has a shower room en suite. There are 2 further bedrooms and a bathroom with shower over.

Outside the rear gardens are mainly laid to lawn with a small patio area. There is a lovely summer house with views looking south down the garden to the house. Side access is available to the front.

The property is available for a 12 month tenancy. There is no guarantee beyond this, the landlord will then assess the sales market and if it has improved will wish to commence marketing again.

With regret no pets.

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

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract