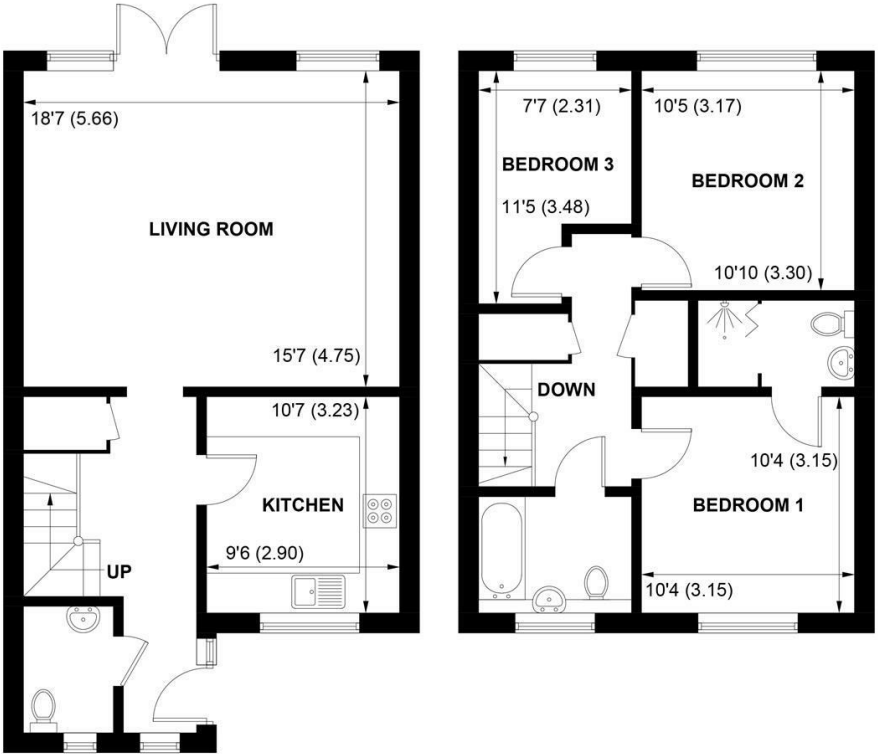


Sims Williams

16 LLOYD ROAD, GRAYLINGWELL PARK, CHICHESTER, WEST SUSSEX, PO19 6AZ



GROUND FLOOR **FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 1045 SQ FT / 97.1 SQ M

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

Produced for Sims Williams

CHICHESTER OFFICE

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£1,650 PCM

16, LLOYD ROAD,
GRAYLINGWELL PARK CHICHESTER,
WEST SUSSEX, PO19 6AZ

- Modern Three Bedroom Home
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Principal Bedroom With En-Suite
- Family Bathroom & Downstairs Cloakroom
- Enclosed Rear Garden
- Allocated Parking
- District Heating System
- Five Week Rent Security Deposit

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = D

A well presented modern three bedroom home offering spacious and versatile accommodation. The property comprises a welcoming entrance hall with downstairs cloakroom, modern fitted kitchen with integrated fridge/freezer, dishwasher, electric oven and hob with extractor over, and a particularly spacious living/dining room with ample space for both lounge and dining furniture and French doors opening onto the rear garden.

To the first floor, the principal bedroom is a good-sized double with en-suite shower room, with a further double bedroom and single bedroom together with a modern family bathroom with bath and shower attachment.

Outside, the property benefits from an enclosed rear garden with patio, lawn and garden shed. Allocated parking is provided to the front of the property, with additional visitor parking available within the development.

The property is served by a communal district heating system providing heating and hot water. Tenants will be required to register directly with ESP Heat and set up an account for the property. Further information regarding the heating system and registration process can be found via ESP Heat.

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.









The Property Ombudsman

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