



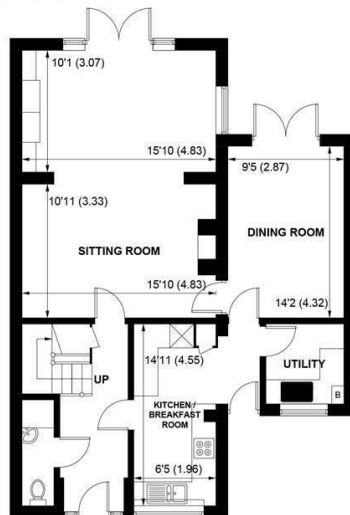
Sims Williams



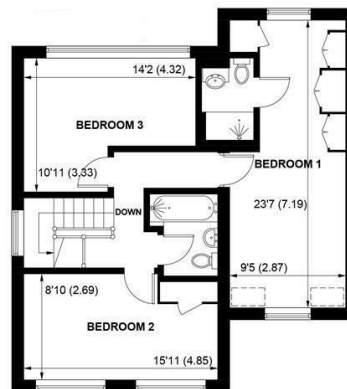
7 ST LEODEGARS WAY, HUNSTON, CHICHESTER, WEST SUSSEX, PO20 1PE



 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1493 SQ FT / 138.7 SQ M

TOTAL = 1633 SQ FT / 151.7 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams**

£1,695 PCM

7, ST LEODEGARS WAY,
HUNSTON, CHICHESTER,
WEST SUSSEX, PO20 1PE

- Extended Three Double Bedroom Family Home
- Impressive Extended Sitting Room With Wood-Burning Stove
- Separate Dining Room With Garden Access
- Fitted Kitchen & Separate Utility Room
- Main Bedroom With En Suite Shower Room
- Family Bathroom & Ground Floor Cloakroom
- Established Rear Garden With Koi Pond
- Off Road Parking
- Five weeks rent security deposit

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

Sims Williams are delighted to offer this spacious and well presented extended three double bedroom family home, situated in the popular village of Hunston and available from October 2026. The property offers particularly generous accommodation and can be offered either furnished or unfurnished, subject to agreement.

The ground floor is approached via a welcoming entrance hall with stairs to the first floor and a useful cloakroom with WC and wash hand basin.

The fitted kitchen offers a range of wall and base units with work surfaces over, together with a gas hob, electric oven and space and plumbing for a dishwasher. A separate utility room provides further storage, a sink, space for a fridge/freezer and plumbing for a washing machine.

A real feature of the property is the impressive extended sitting room, providing an exceptionally generous and versatile living space with a wood-burning stove, fitted shelving and French doors opening directly onto the rear garden.

There is also a separate dining room, offering excellent additional reception space and again enjoying direct access to the garden via French doors.

To the first floor, the spacious main bedroom benefits from a dressing area and en suite shower room. There are two further double bedrooms together with a family bathroom.

Outside, the property benefits from off road parking and an established rear garden with lawned and low-maintenance areas, mature planting, a seating area and koi pond.

The koi pond and fish will remain at the property. The landlord will retain responsibility for specialist pond maintenance and will provide food for the fish, with the tenants simply asked to feed them as required. Any necessary maintenance visits will be arranged with the tenants in advance.

The property can be offered furnished or unfurnished, depending upon the successful applicant's preference. Please note that the sofa currently pictured will be removed prior to the commencement of the tenancy.

Directions

From the Whyke Road roundabout in Chichester, proceed south on the Selsey Road. As you enter the village of Hunston, continue over the mini roundabout and you will see St Leodegars Way on the right hand side, the house is the first on the right just after the garages.

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

