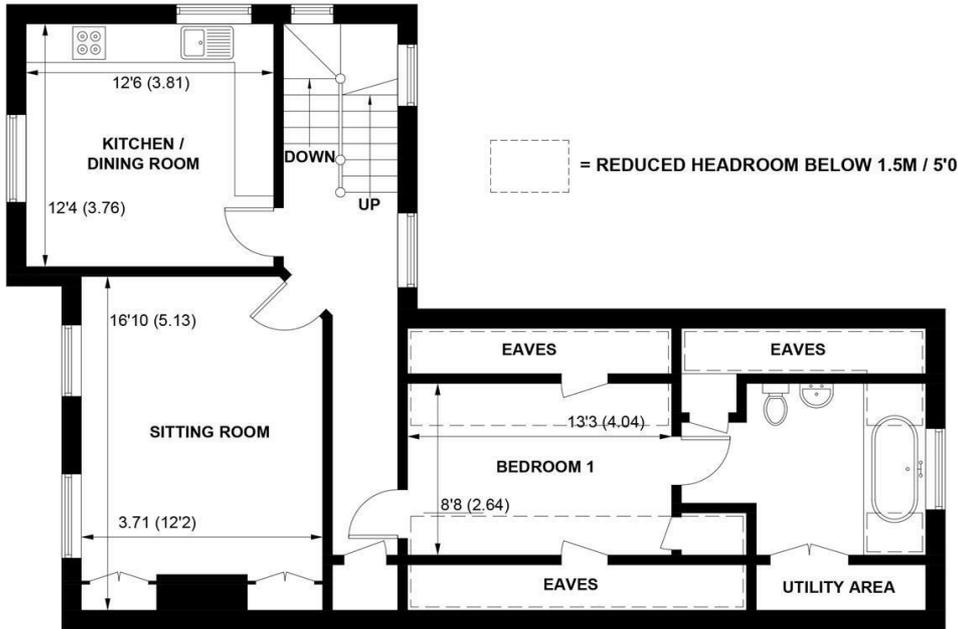


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive gold font on a dark blue square background.

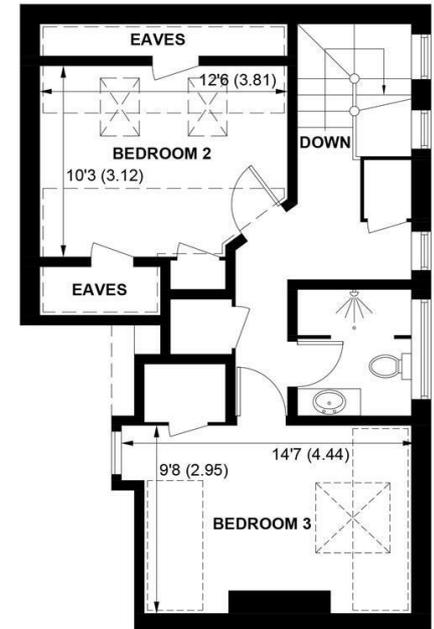
Sims Williams



23A CLEVELAND ROAD, CHICHESTER, WEST SUSSEX, PO19 7AF



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1365 SQ FT / 126.8 SQ M
(INCLUDING EAVES)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

£1,650 PCM

23A, CLEVELAND ROAD,
CHICHESTER,
WEST SUSSEX, PO19 7AF

- Fabulous Period Property
- Town House Style
- Entrance Lobby
- Large Kitchen/Diner
- Three Bedrooms
- Two Bathrooms
- Off - Road Parking
- Five Week Security Deposit
- Holding Fee: One Weeks' Rent

EPC RATING

Current = E

Potential = C

COUNCIL TAX BAND

Band = C

The entrance hall on the ground floor has the staircase leading to the first floor, where the kitchen/breakfast room and sitting room are situated. The kitchen is well equipped with units including dishwasher, hob and oven and fridge freezer. There is also a washing machine and tumble dryer in the bathroom.

The sitting room has a feature fire place and an attractive outlook over Cleveland Road. Please note that the dining table, bench and chairs are being left at the property.

The master bedroom is on the first floor and has an en - suite bathroom, which incorporates a utility area.

The second and third bedrooms are on the second floor, as is the stylish shower room. The property has gas central heating and it is presented in good decorative order.

Outside, there is a small garden and off road parking at the foot of the driveway. The garage is NOT INCLUDED. No commercial vehicles can be parked at the property.

Cleveland Road is situated on the east side of the city, with an attractive mixture of terraced and semi - detached older style houses. The city has a good range of shops and restaurants, as well as the Festival Theatre and Pallant House Gallery. There are also good primary and secondary schools. Sporting activities in the area include sailing at Chichester Harbour and golf and racing at Goodwood.

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.

