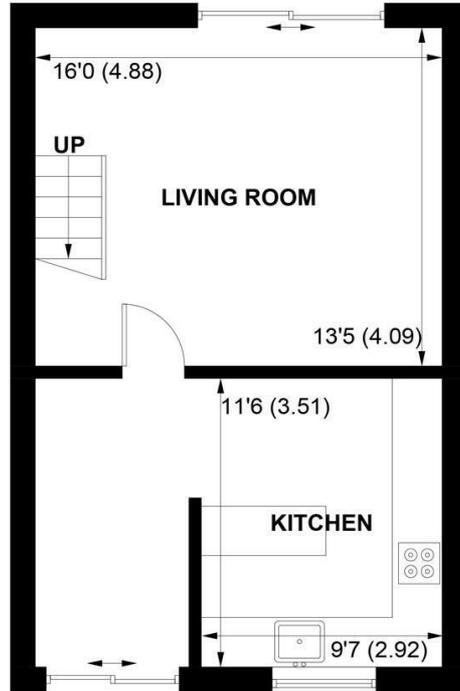


The logo for Sims Williams, featuring the letters 'Sw' in a stylized, cursive font.

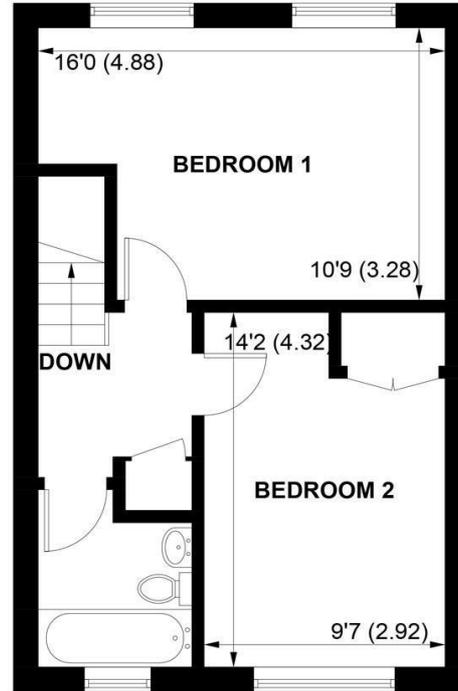
Sims Williams



13 LITTLE BREACH, CHICHESTER, WEST SUSSEX, PO19 5TX



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 822 SQ FT / 76.3 SQ M

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

£1,295 PCM

13, LITTLE BREACH,
CHICHESTER,
WEST SUSSEX, PO19 5TX

- Semi Detached House
- Two Double Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Bathroom/wc
- Westerly Garden with Open Aspect
- Gas Heating, UPVC Double Glazing
- On Street (permit) Parking - Zone N
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

Approached through an entrance porch to a hallway leading to a good size living room with laminate flooring and patio doors opening to the rear garden.

Also on the ground floor is the kitchen/breakfast room with a good range of white units incorporating oven and hob with an extractor over, plumbing for a washing machine and a breakfast bar.

On the first floor are two generous double bedrooms and a bathroom/wc with a white suite.

The house is equipped with upvc double glazing and gas central heating.

At the rear is a medium size garden with an area of decking, lawn and a brick store room. The garden adjoins the open space of the allotments.

The house is well situated just a short distance from the amenities of Chichester City centre. The well regarded Jesse Younghusband junior school is just an easy walk away at the end of Little Breach. Recently introduced parking restrictions in the

road provide easy parking for residents and their visitors.

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.

