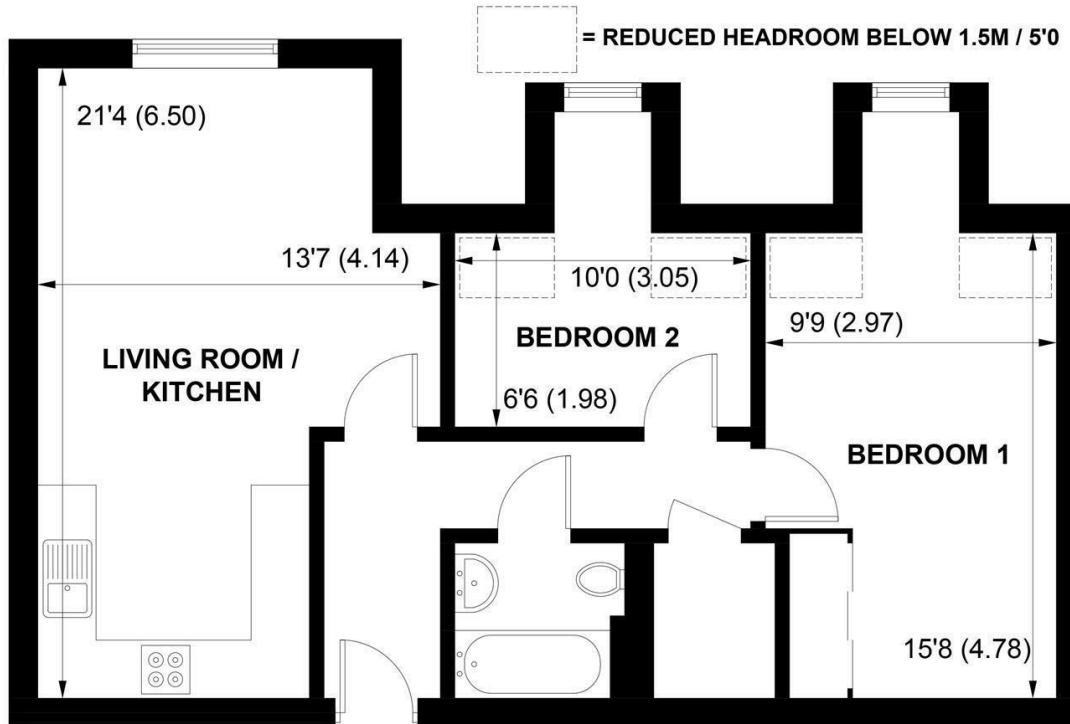




71 JOHN RENNIE ROAD, CHICHESTER, WEST SUSSEX, PO19 8FD



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 634 SQ FT / 58.9 SQ M

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

Produced for Sims Williams

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£1,250 PCM

71, JOHN RENNIE ROAD,
CHICHESTER,
WEST SUSSEX, PO19 8FD

- Modern Two Bedroom Apartment
- Close To The City Centre
- Entryphone/ Passenger Lift
- Lounge With Canal Views
- Kitchen With Appliances
- Bathroom
- Allocated Parking Space
- Available: Immediately
- Deposit: Five Weeks' Rent

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = C

Top floor flat in waterside setting in central Chichester, enjoying a nicely presented communal entrance with security entry-phone system and passenger lift.

Good size living room with views towards the canal. Open plan kitchen area fitted with a built in fridge freezer, dishwasher, washer/dryer, stainless steel oven, hob and extractor hood.

The double bedroom benefits from a built in wardrobe. Second bedroom/study. The bathroom has a contemporary white suite incorporating a panel enclosed bath with shower over, wash hand basin and low level wc.

Secure parking in the basement with an allocated space for one car. Unfurnished.

From the train station proceed south and the development is situated on the left hand side after a very short distance.

The city has a good range of shops and eateries, along with cultural amenities which include Pallant House Gallery and also Chichester Festival Theatre.

Sporting activities include golf and racing at Goodwood and sailing at Chichester Harbour.

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

