





Features

- 🌳 Period flint cottage
- 🌳 Detached
- 🌳 Two double bedrooms
- 🌳 Two reception rooms
- 🌳 Wood burning stove
- 🌳 Attractive garden
- 🌳 Fruit orchard
- 🌳 Home allotment

For viewings contact

chichester@todanstee.com

01243 523723

The Old Coach House, 14 West Pallant,
Chichester, West Sussex, PO19 1TB

Tod Anstee is delighted to be marketing an attractive period detached flint cottage of character which has become available to rent on the Goodwood Estate, on the edge of the downland village of Halnaker. The accommodation comprises two reception rooms, kitchen and shower room on the ground floor and two double bedrooms on the upper floor. The cottage is heated by oil and there is a wood burning stove in the main sitting room. This cottage is unusual in that it comes with a large garden, which includes a generous vegetable growing area and an orchard, in addition to its good sized lawn. There is a store shed, outbuilding and a parking area which could accommodate several cars.

Halnaker is approximately two miles from the centre of Chichester and several supermarkets and superstores are within easy reach on the outskirts of the city. The Goodwood Estate is renowned for its famous Racecourse, Golf Course and Motor Circuit.



Halnaker, Chichester, PO18 0QL



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.

Council Tax

Council Tax Band D

Chichester District Council

Rent

£1,700 pcm

Deposit

£1,961

EPC Rating

39

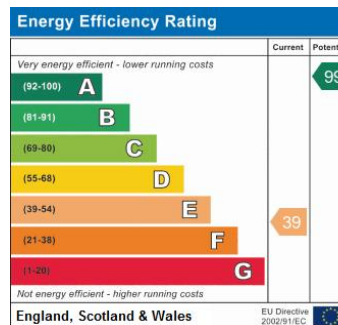
Terms

Tod Anstee give notice to anyone reading these particulars that:

- i. The particulars do not constitute part of an offer or agreement or contract; these particulars including text, photographs and plans are for guidance only.
- ii. Prospective purchasers should verify their accuracy for themselves;
- iii. The descriptions provided herein represent the opinion of the author and whilst given in good faith should not be construed as a statement of fact;
- iv. All measurements are approximate and are rounded to the nearest quarter;
- v. Nothing in these particulars shall be deemed a statement that the property is in good working condition or that any services are in working order.



EPC Graph



Address:
31 Halnaker

