



**hancock**  
Lettings & Estate Agents

**Rent: £950 pcm**

**Hawthorn Close, Chichester, PO19 3EA**



## Features

- Central Location
- Two Double Bedrooms
- Good Size Living Room
- New Kitchen
- Balcony
- Family Bathroom
- Residents Parking
- Garage

A spacious renovated two bedroom, top floor, apartment situated in a secluded cul-de-sac minutes from Chichester's city centre.

The property has an entrance hall with storage cupboard and separate brand new kitchen. A generously sized living room benefits from an abundance of natural light from a south west facing balcony, which overlooks meticulously maintained communal gardens and the playing field. There are two good size double bedrooms and a brand new family bathroom. The property has been completed redecorated with new carpets throughout.

Also included, allocated residents parking and a single garage. The property is offered on an unfurnished basis.

The Cathedral City of Chichester has numerous shops, restaurants, cinemas, art galleries and one of the UK most influential regional theatres.

There are also good transport links via Chichester's National Rail station enabling easy commutes to London, Southampton, Brighton and beyond.

For viewings contact

[lettings@hancockpartners.co.uk](mailto:lettings@hancockpartners.co.uk)

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5 Northgate, Chichester, West Sussex,  
PO19 1BA



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## Application and Fees

### Holding Deposit – capped at one week’s 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 B

Chichester District Council

## Rent

£950 pcm

## Deposit

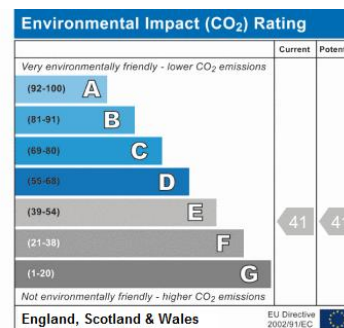
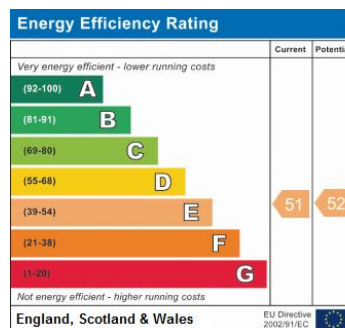
£1,096

## EPC Rating

E



## EPC Graph



## Terms

Hancock Letting & Estate Agents give notice to any one 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.



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