



Rent: £1,750 pcm

Warren Farm Lane, Chichester, PO19 5XX





## Features

- 🏡 Period barn conversion
- 🏡 Redecorated throughout
- 🏡 2 double bedrooms
- 🏡 sitting/dining room
- 🏡 Walled garden
- 🏡 Garage
- 🏡 Summersdale

For viewings contact

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

This period barn has been converted to a two bedroomed attached cottage in a private cul-de-sac in the favoured Summersdale area, approximately one mile from the centre of the cathedral city of Chichester.

The accommodation comprises a sitting/dining room, kitchen with appliances, and a cloakroom on the ground floor. On the upper floor are two double bedrooms and a bathroom with shower over.

The walled rear garden is attractively laid out for easy maintenance and there is a good-sized garage. The property has been redecorated and re-carpeted throughout.

EPC rated D Council Tax Band F



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## 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 F

Chichester District Council

## Rent

£1,750 pcm

## Deposit

£2,019

## EPC Rating

59

## 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

