



**Tod
Anstee
Hancock**

Rent: £850 pcm

Ettrick Road, Chichester, PO19 7DH



Features

- Large reception room
- Kitchen with appliances
- Modern bathroom
- Double bedroom with door to patio
- Single bedroom/study
- Use of garage
- Patio/outside sitting area

A generously proportioned ground floor flat set upon a quiet residential road close to the city centre has become available to rent.

For viewings contact

lettings@todansteehancock.com

01243 531111

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

One of five apartments formed from a large Victorian house, the flat is situated on the ground floor. The light and airy accommodation comprises a large reception room with a bay window, a well fitted kitchen with a washing machine and a fridge/freezer supplied, a modern bathroom with a shower over, double bedroom with a door to the patio and a single bedroom/study. The property also features high ceilings and typical Victorian character. Tenants have sole use of the patio garden but may share the communal garden and also benefits from a garage for the parking of one car.

Available from the 3rd of August on an unfurnished basis, to organise a viewing please call 01243 531111



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Application and Fees (All fees are inclusive of VAT)

- £250.00 for 1 Application
- £350.00 for 2 Applications
- £400.00 for 3 Applications
- £120.00 for each additional application
- £75.00 for each Guarantor
- Checkout fee TBC

All adults over the age of 18 living at the property are required to submit an application. Existing tenants will benefit from a 10% discount to our standard fees.

The application fee is non-refundable after the landlord has provisionally approved the application.

Council Tax

Council Tax Band B

Chichester District Council

Rent

£850 pcm

Deposit

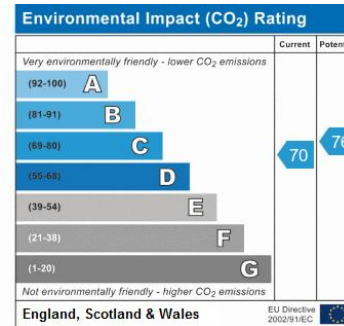
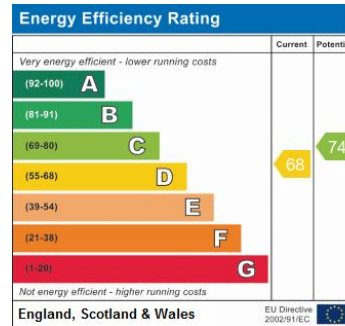
£1,275

EPC Rating

68



EPC Graph



Terms

Tod Anstee Hancock Ltd give notice to any one reading these particulars that:

- The particulars do not constitute part of an offer or agreement or contract; these particulars including text, photographs and plans are for guidance only.
- Prospective purchasers should verify their accuracy for themselves;
- 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; All measurements are approximate and are rounded to the nearest quarter;
- 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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