







## Features

- 🌳 Period beams
- 🌳 Inglenook fireplace
- 🌳 Wood burning stove
- 🌳 Sitting room
- 🌳 Kitchen
- 🌳 Double bedroom
- 🌳 Bathroom
- 🌳 Small garden

### For viewings contact

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

The charming period cottage is located in the heart of the pretty village of Singleton, on the edge of the Goodwood Estate. Constructed of brick and flint, the semi-detached accommodation comprises a beamed reception room with inglenook fireplace and a good kitchen with space for appliances. On the upper floor is a double bedroom and a bathroom with shower over. There is a small garden and off-road parking.

Singleton has a primary school, parish church, the Partridge pub and the renowned Weald and Downland Museum is nearby. The cathedral City of Chichester is approximately five miles to the south.



## 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 B

Chichester District Council

## Rent

£850 pcm

## Deposit

£980

## EPC Rating

39

## Terms

Tod Anstee give notice to anyone 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.



## EPC Graph

