



## 7 DOWNVIEW CLOSE

CHICHESTER, PO20 8NS

£1,475 PER MONTH

An immaculate three bedroom terraced house in East Wittering. The property has been recarpeted throughout. A generous window to the front floods the ground floor with natural light.

The kitchen has integrated appliances including a fridge-freezer, oven, microwave, wine fridge, and gas hob. An electric Velux window and large patio doors leading to the rear terrace garden.

Ground floor study/guest bedroom and a separate shower room featuring contemporary black fixtures, a heated towel rail, mirrored cabinet, and appliances.

Upstairs, the three bedrooms all have fitted wardrobes. A modern family bathroom with stylish tiling and shower over bath.

The rear garden has been landscaped with low maintenance porcelain tiling. A rear gate provides access to a nearby garage compound, offering a single garage.



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Floor 0



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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