

£1,200 Per Calendar Month

Cormorant Way, East Wittering, Chichester, PO20 8RD

BAILEYS







			EPC	
1	2	1	C	C

Private Entrance Lobby:
Stairs to first floor.

IHall:
Built in storage cupboard. Airing cupboard with hot water tank.

Living/Dining Room:
(SW) Bay window. Night storage heater and wall mounted electric radiator.

Kitchen:
(NE) Comprising a range of floor and wall mounted cupboards with fitted worktops and inset stainless steel sink and drainer with mixer tap. Electric oven and hob. Part tiled walls.

Bedroom One:
SW) Electric wall mounted radiator.

Bedroom Two:
Electric wall mounted radiator.

Bathroom:
Comprising a white suite of panelled bath, wc and wash basin. Part tiled walls and light/shaver point.

Council Tax:
Band C.

EPC rating:
D.

Communal Gardens:
Maintained lawn and hedging.

Viewing:
By appointment with the office, please.

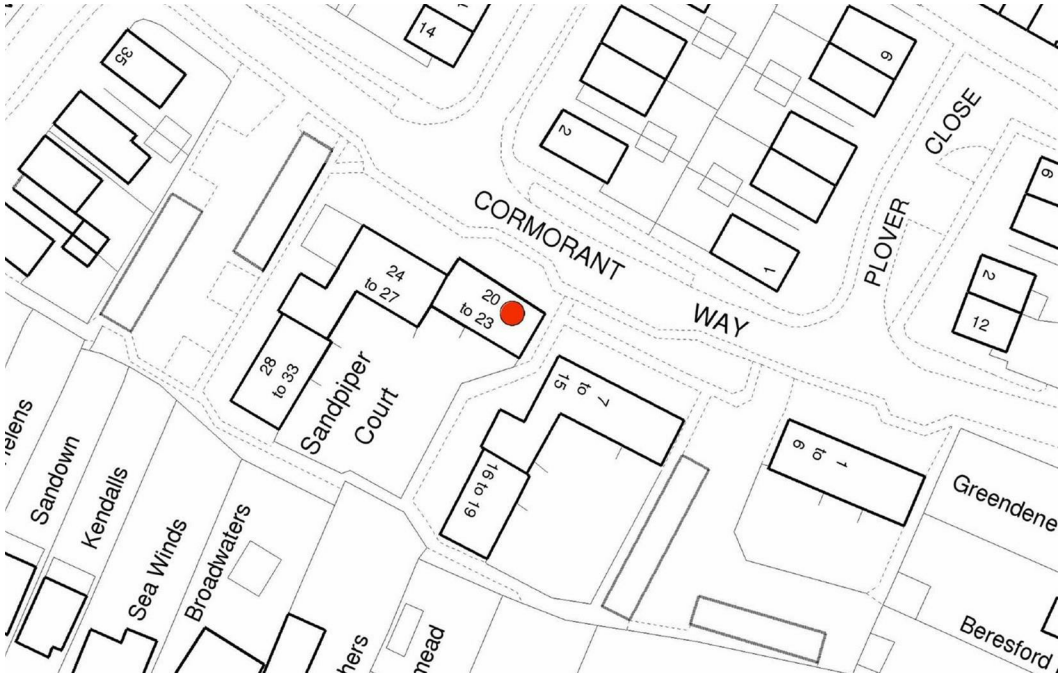
Note:
Prospective tenants will be referenced through Homelet.co.uk. The cost for referencing to include VAT is £150 for one person or £200 for two. Tenants are responsible for all utility bills.

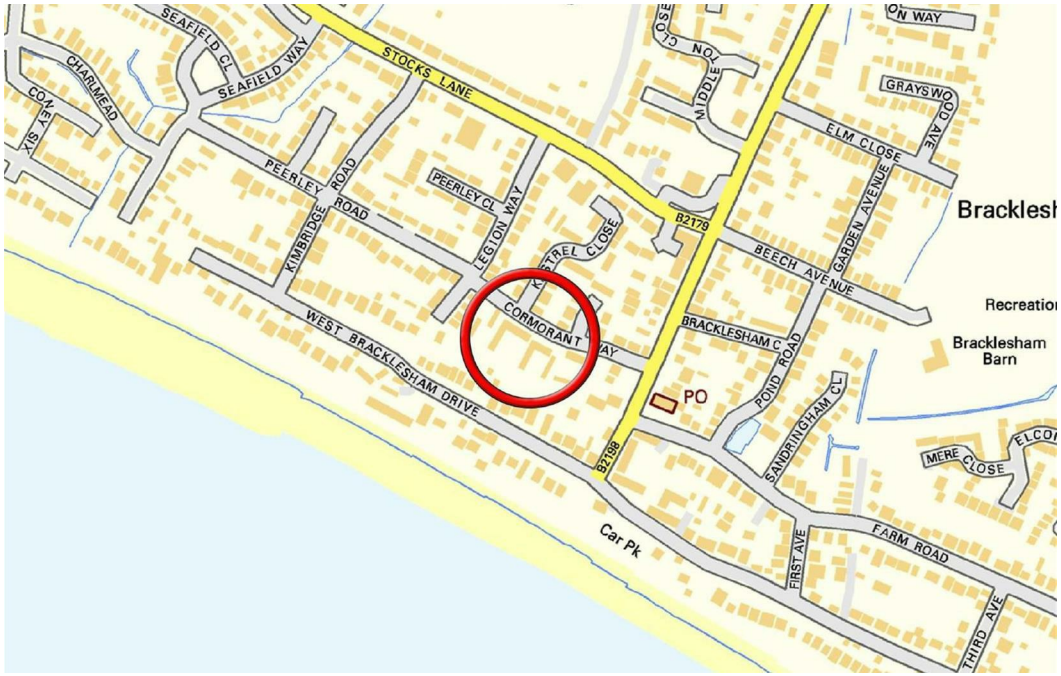








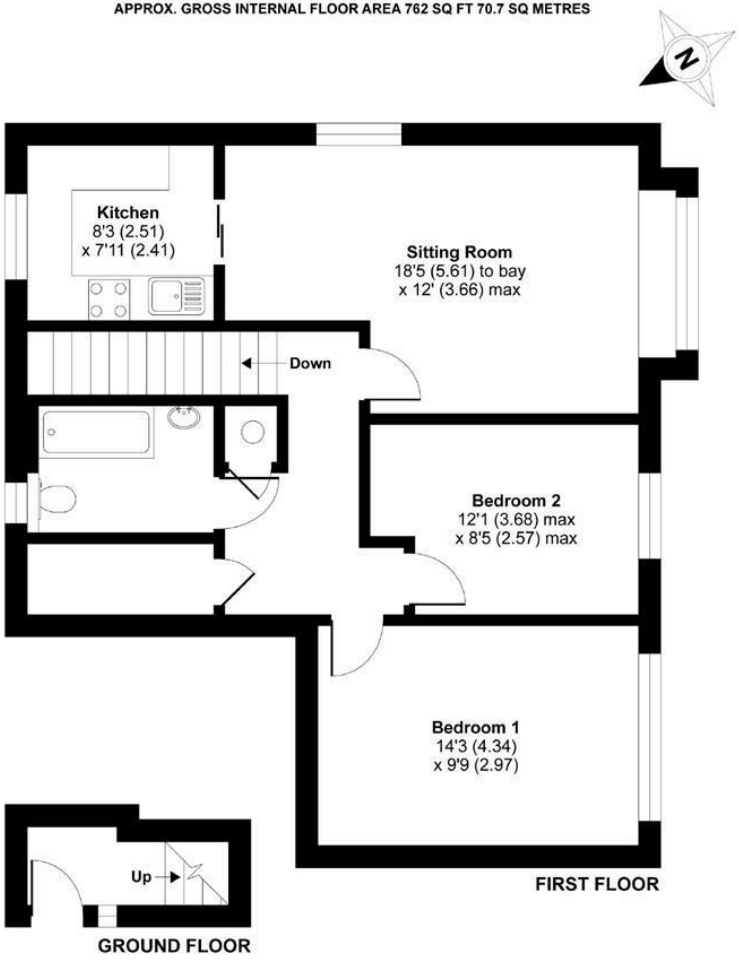

CORMORANT
WAY
PLOVER
CLOSE
Sandpiper
Court
Sandown
Kendalls
Sea Winds
Broadwaters
Greendene
Beresford
20
to 23
24
to 27
28
to 33
16 to 19


SEAFIELD CL
SEAFIELD WAY
STOCKS LANE
CHARMEAD
PEERLEY ROAD
KIMBRIDGE ROAD
PEERLEY CL
LEGION WAY
CORMORANT
WAY
WEST BRACKLESHAM DRIVE
B2178
BEECH AVENUE
GARDEN AVENUE
ELM CLOSE
GRAYSWOOD AVE
MIDDLE
BRACKLESHAM C
POND ROAD
SANDRINGHAM CL
MERE CLOSE
FARM ROAD
FIRST AVE
THIRD AVE
PO
Car Pk
Bracklesh
Recreatio
Bracklesham
Barn


West
Wittering
PH
Cakeham
Manor Ho
B 2179
Stubcroft
Fm
B 2198
Mill
Ho
Almodi
East
Wittering
Holden's Fm
Earnley
Earnley
Grange
Bracklesham
Marsh Fm
Holiday
Village
96
95
BRACKLESHAM
BAY

Flat 20, Sandpiper Court, Cormorant Way, East Wittering, Chichester, PO20 8RD

APPROX. GROSS INTERNAL FLOOR AREA 762 SQ FT 70.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

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The Property Ombudsman

BAILEYS