



## BELL LANE

CHICHESTER, PO20 7HY

£1,800 PCM

Hancock and Partners are pleased to offer the unique opportunity to rent a detached four bedroom house in Birdham. The House benefits from having been fully refurbished and being located in a unique location. Comprises of three reception rooms and a conservatory, A fully fitted kitchen, utility room and downstairs toilet. Upstairs there are 3/4 bedrooms and a family bathroom. There is a private garden and residents parking area. Rent Includes Electricity, Broadband, water and waster water. Regret no children or pets will be permitted.

Council Tax Band - F

EPC Rating - E

Viewing is highly recommended. Please call for details.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</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

Chichester Office Lettings  
 5 Northgate  
 Chichester  
 West Sussex  
 PO19 1BA

01243 531111  
 lettings@hancockpartners.co.uk  
 www.hancockpartners.co.uk



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