



## 19 CRITCHFIELD ROAD

WEST SUSSEX, PO18 8HH

£1,375 PCM

\*The Landlord will pay the Portsmouth Water bill\*

Hancock and Partners are pleased to offer this immaculate 2 bedroom semi detached house in the centre of Old Bosham. The property is located a short distance from the waterfront and local cafes and pubs.

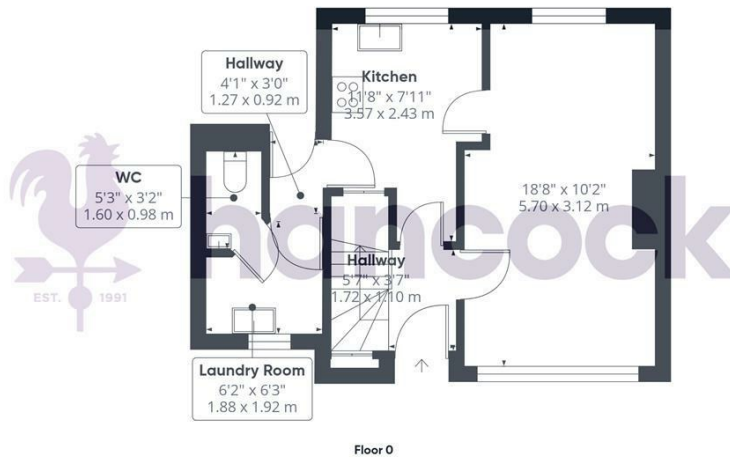
The house benefits from a light and bright sitting room running the full depth of the house, separate fitted kitchen with a range of white goods and a large useful larder cupboard a utility room and cloakroom. Upstairs there is a brand new bathroom including a bath with a shower over and two double bedrooms both with fitted wardrobes.

There is a private easy to maintain rear garden and a front garden. The parking is in a residents parking area on the street

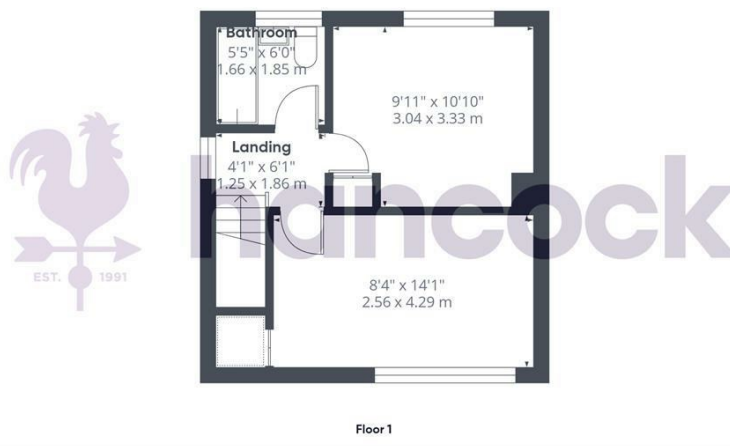
Offered on an unfurnished basis.



**hancock**  
Lettings & Estate Agents



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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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