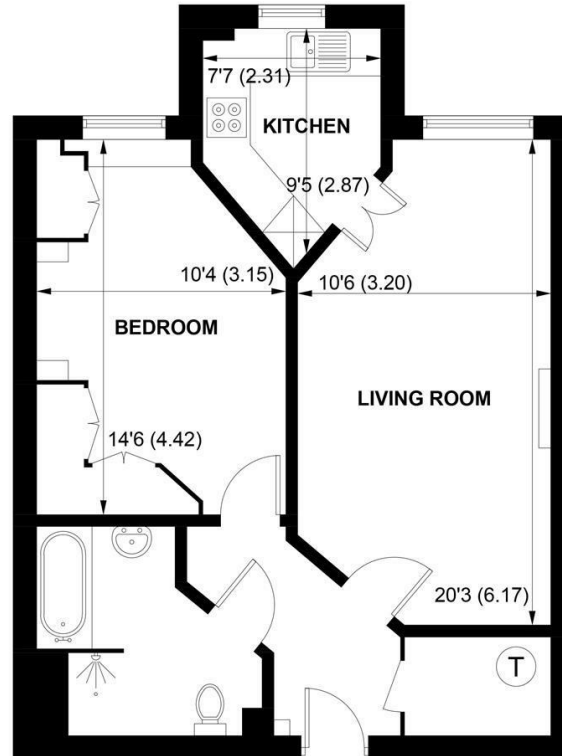


SW

Sturges Williams



43 BYRON COURT STOCKBRIDGE ROAD, CHICHESTER, WEST SUSSEX, PO19 8ES



**APPROXIMATE GROSS INTERNAL AREA = 560 SQ FT / 52 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams

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# £895 PCM

43 BYRON COURT, STOCKBRIDGE ROAD,  
CHICHESTER,

- Second Floor Retirement Flat
- Communal Common Room
- Laundry Facilities
- Views of The Gardens
- Recently Redecorated
- Double Bedroom
- Hallway
- Sitting/Dining Room
- Five Week Security Deposit

## EPC RATING

Current = B

Potential = B

## COUNCIL TAX BAND

Band = C

A second floor 1 bedroom retirement flat in an exclusive development close to the railway station.

The development has lovely communal facilities including a communal lounge, laundry room and a flat available to visitors to use over night for a small fee. There are lovely communal gardens and ample communal parking. Owners have the use of a dining room where upon one can have a 3 course lunch at a very reasonable price.

Hallway with storage cupboard housing hot water tank, doors to sitting room with views to the rear overlooking the gardens. Fitted kitchen with good range of counter tops with cupboards and drawers under. Single stainless steel sink unit and drainer, 4 plate ceramic hob, eye level electric fan assisted oven and grill, free standing fridge and freezer, window overlooking gardens.

There is a good sized double bedroom with range of built in wardrobe cupboards and a generous sized bathroom with panel bath and wet room style shower.

The service charge includes either cleaning or laundry every week, alongside the other facilities and the water. There would be a contribution towards this of £50pcm on top of the rent.

*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.*



