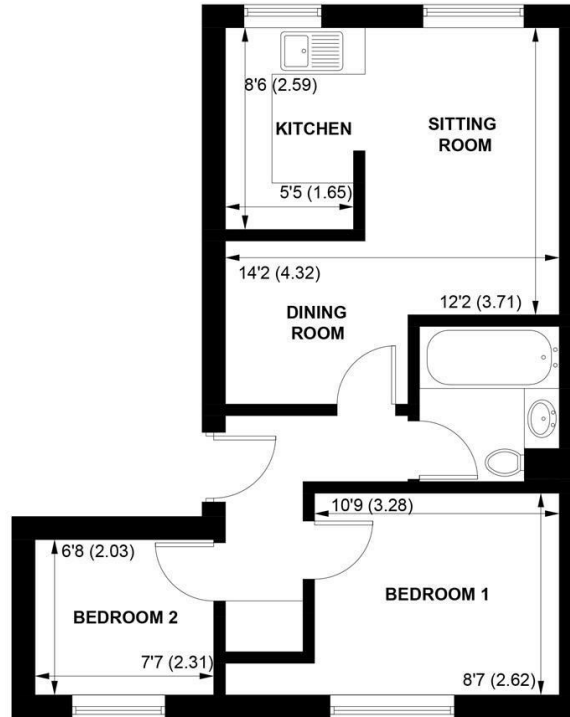




37 BRIAN COURT CHATSWORTH ROAD, CHICHESTER, WEST SUSSEX, PO19 7XD



## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 452 SQ FT / 42.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams

# £1,195 PCM

37 BRIAN COURT, CHATSWORTH ROAD,  
CHICHESTER,

- Second Floor Flat
- Two Bedrooms
- Newly Fitted Kitchen (2025)
- Lounge/Dining Room
- Neutral Decor Throughout
- Electric Heating
- Two Allocated Parking Spaces
- Walking Distance of City Centre
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C  
Potential = C

## COUNCIL TAX BAND

Band = B

The property is situated on the second floor, there are two flats on each floor with stairs to all floors.

The property has been newly decorated (2025) throughout in neutral décor. The hallway has access to all rooms.

Open plan kitchen, living and dining area. The newly fitted kitchen (2025) has eye and base level cupboards in a high gloss finish, electric oven, ceramic hob with extractor hood over, space and plumbing for a washing machine and space for an under counter fridge. There is a work surface overlooking the dining area.

The living area is of a great size and has space for a dining table and chairs.

The master bedroom is a double room and there is a further single bedroom. Both rooms are bright and overlook the rear of the property.

The bathroom comprises of a white suite with shower over bath, sink with vanity unit underneath and a Dimplex wall mounted heater.

Within the hallway is the airing cupboard which has storage space to the bottom and shelving for linens if desired. The loft is accessible and offers some boarding for storage.

Outside to the rear of the property are two allocated parking spaces and a further lockable storage cupboard. There is further on road parking for visitors.

The property is neutrally decorated, has electric room heaters and double glazing.

With regret no pets.

*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.*

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



