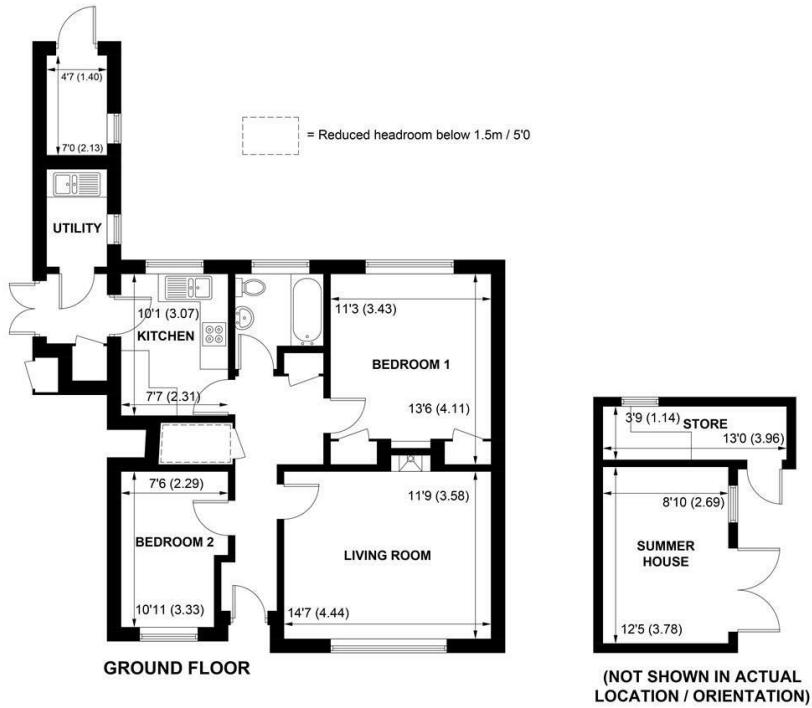




Swans Williams



88 GILBERT ROAD, CHICHESTER, WEST SUSSEX, PO19 3NL



APPROXIMATE GROSS INTERNAL AREA = 716 SQ FT / 66.5 SQ M

OUTBUILDINGS = 199 SQ FT / 18.5 SQ M

TOTAL = 915 SQ FT / 85.0 SQ M

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

**CHICHESTER OFFICE**

8-9 Southgate  
Chichester  
PO19 1ES

Tel 01243 836055  
lettings@simswilliams.co.uk  
simswilliams.co.uk

# £1,250 PCM

88, GILBERT ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 3NL

- Ground Floor Flat
- Hallway
- Sitting/Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Gas Heating & Double Glazing
- Private Garden & Summerhouse
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = B

This ground floor flat is very well presented and is approached along a footpath to its own front door.

The hallway leads into the bright sitting room with views out to the front.

The kitchen has a range of fitted counter tops with cupboards and drawers under, Range of wall cupboards. Space for electric cooker and dishwasher. Door to utility room with space and plumbing for washing machine. Wall mounted gas fired boiler.

There are 2 good sized bedrooms and a bathroom with panel bath with plumbed in shower over. Wash basin and low level WC.

Outside there is a private enclosed rear garden which is mainly laid to lawn and enclosed within a fenced boundary. There is a really useful summer house located in the garden.

*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.*

