



Bell & Blake
SALES & LETTINGS

14 Byron Court, Stockbridge Road, Chichester, West Sussex PO19 8ES

Asking Price £250,000

14 Byron Court, Stockbridge Road, Chichester, West Sussex PO19 8ES



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EPC B

- › Possibly the best flat in the block!
- › Ground floor south facing flat with direct access to private patio and gardens
- › 2 Well proportioned bedrooms
- › Bathroom with both bath and wet room shower
- › Private Patio
- › Lounge Diner
- › Kitchen with window
- › 101 Years remaining on the lease
- › Ground Rent £475 Per Annum
- › NO FORWARD CHAIN

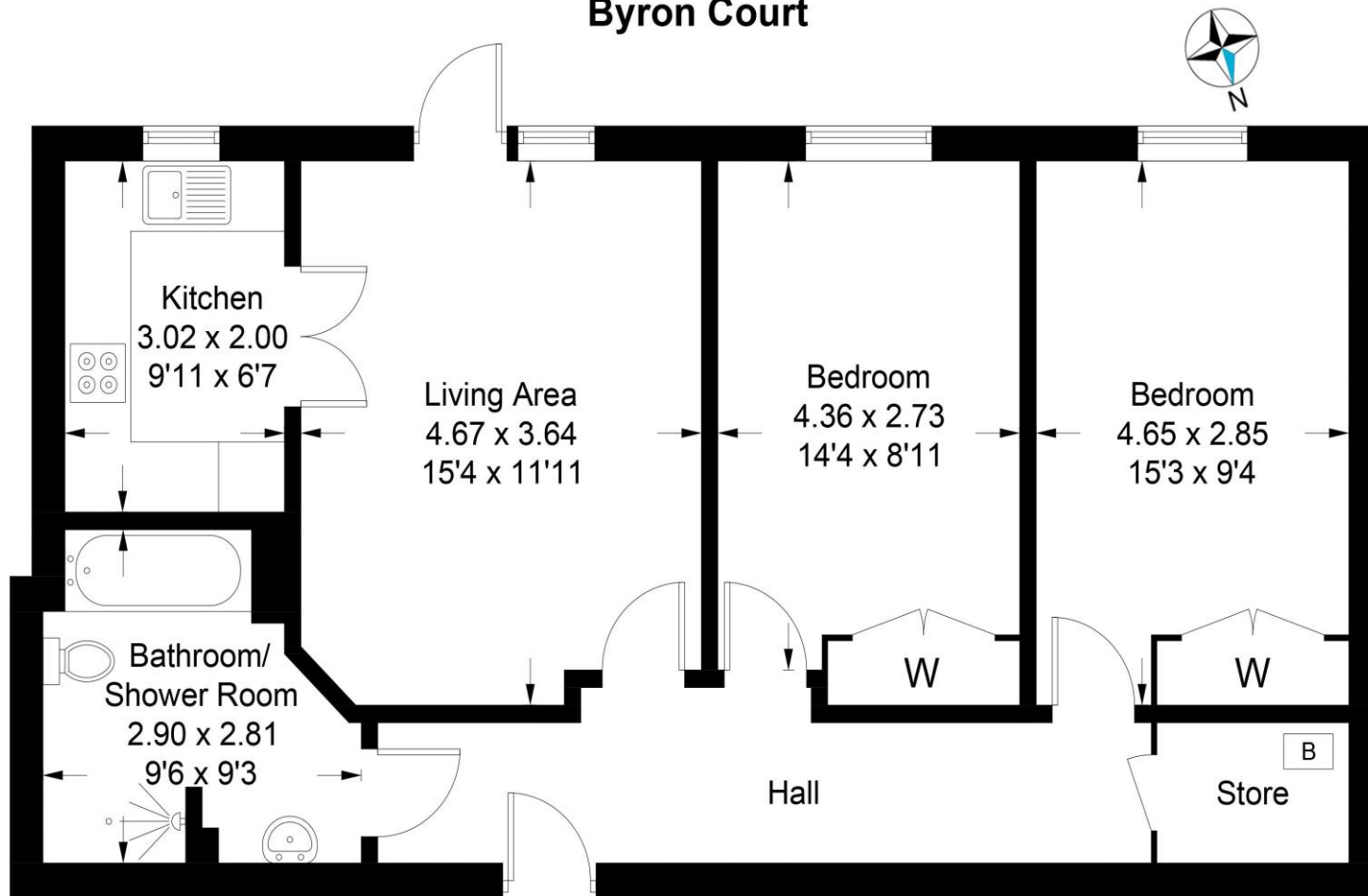
Possibly the best apartment in the block! This ground floor South facing flat has direct access to a private patio and the tranquil beautifully manicured gardens. The property boasts 2 well proportioned bedrooms, a lounge diner, an entrance hall with large storage cupboard, a good sized kitchen with window and a bathroom with both bath and wet room shower.

This development is far more than your average warden assisted flat. There is a 24 hour manager, a care line and alarm facility, a restaurant with discounted meals, a large communal lounge, laundry room and residents parking.

Council Tax Band: D



Byron Court



Approximate Gross Internal Area = 70.9 sq m / 763 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

To arrange a viewing call 01243 790674 [View details online at bellandblake.co.uk](http://bellandblake.co.uk)

Location

The property is conveniently located with bus stops directly outside with regular services into the centre. Chichester train station is just 300m down the road. The city centre is approximately 550 Metres away. The canal basin along with cafe and The Richmond pub is 150 metres away. Just over the road there is Chichester Gate retail park with a wealth of amenities including a Nuffield Health Centre with gym & indoor swimming pool, a Cinema, bowling alley with pool hall and escape rooms and multiple restaurants.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	82
EU Directive 2002/91/EC		
www.epc4u.com		

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