



**Bell & Blake**  
SALES & LETTINGS

10 Garden House, The Avenue, Summersdale, Chichester West Sussex

Asking Price £425,000



## 10 Garden House, The Avenue, Summersdale, Chichester West Sussex



2



2



2



- › Stunning top floor apartment with lift to all floors.
- › Kitchen breakfast room with vaulted ceiling
- › 2 well proportioned double bedrooms
- › 2 Bathrooms (1 ensuite)
- › Large Lounge Diner
- › Allocated car port
- › Private storage cupboard across the hall.
- › Beautiful communal gardens
- › Service charge £2500 per annum (which includes the buildings insurance)
- › Share of freehold and a 967 year lease.
- › NO FORWARD CHAIN

A spacious second-floor apartment with lift, situated in one of Chichester's most desirable roads in Summersdale, to the North of the city centre.

The property offers well-proportioned accommodation, including a large lounge diner, a kitchen/breakfast room, a bathroom, and two double bedrooms—the principal bedroom featuring an en-suite shower room. Garden House benefits from attractive communal gardens and visitors' parking. This apartment comes with an allocated car port. Other benefits include a storage cupboard across the hall and residents bike store.

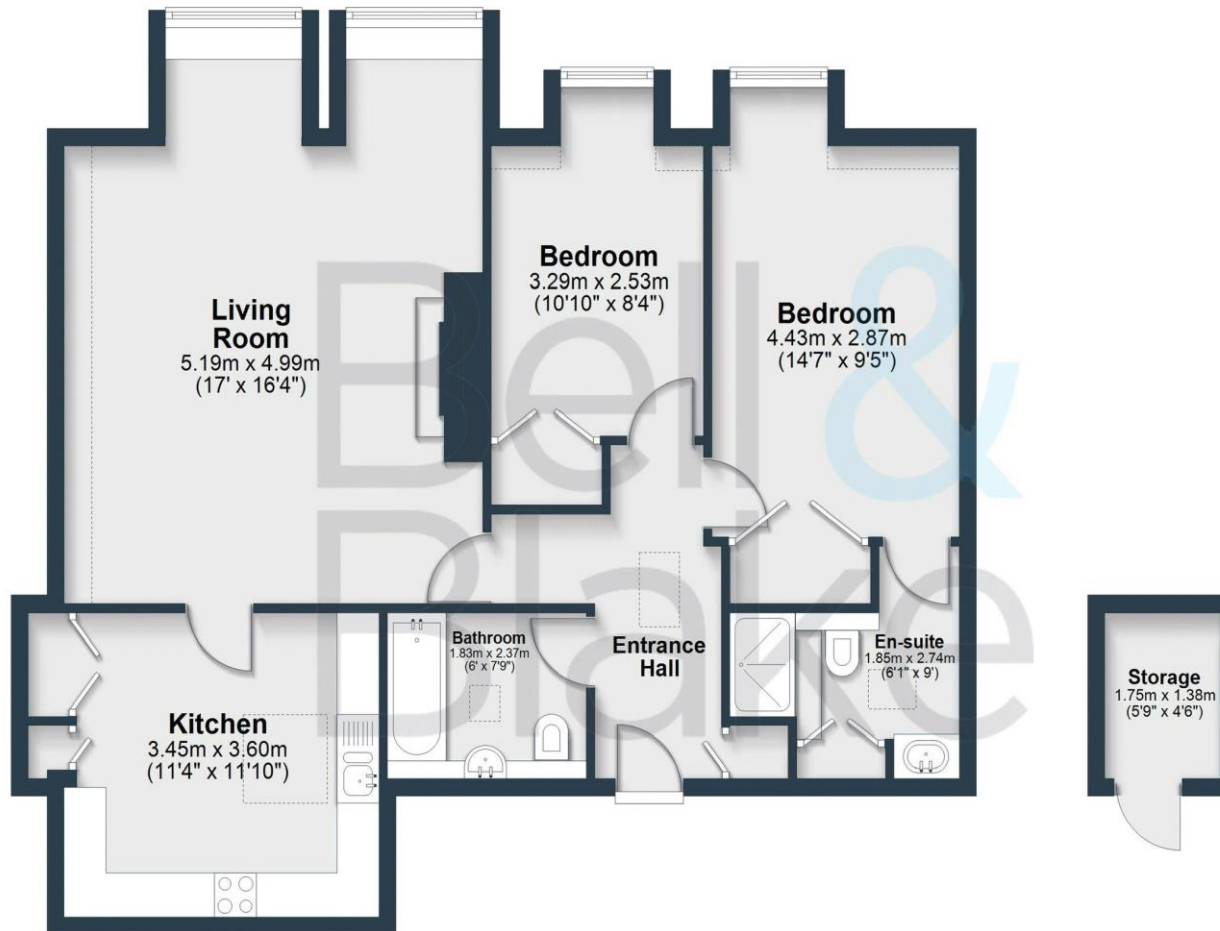
There are approximately 967 years remaining on the lease. Owners also hold a share in Garden House (Chichester) Ltd, which owns the freehold.

Council Tax Band: F



## Second Floor

Main area: approx. 87.8 sq. metres (945.2 sq. feet)  
Plus storage, approx. 2.4 sq. metres (26.0 sq. feet)



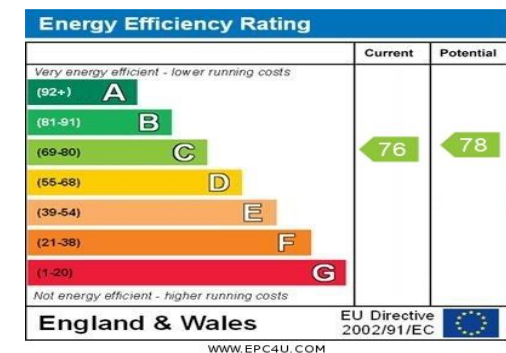
Main area: Approx. 87.8 sq. metres (945.2 sq. feet)

Plus storage, approx. 2.4 sq. metres (26.0 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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)