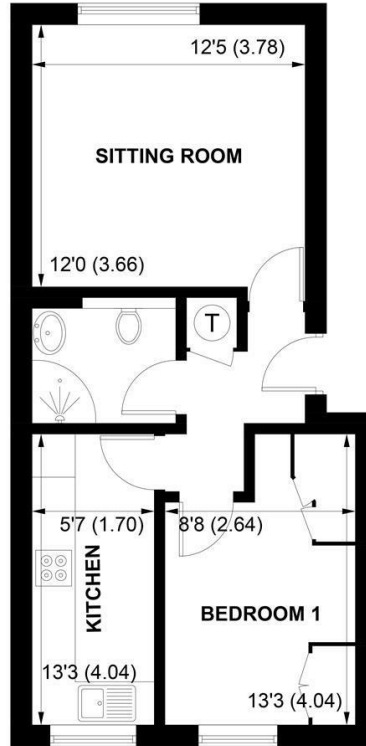


SW

Sims Williams



64 WATERSIDE DRIVE, CHICHESTER, WEST SUSSEX, PO19 8RN



### FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 430 SQ FT / 40.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

# £180,000 Leasehold

64, WATERSIDE DRIVE,  
CHICHESTER,  
WEST SUSSEX, PO19 8RN

- Purpose Built Flat
- First Floor
- Sitting/Dining Room
- Fitted Kitchen
- Double Bedroom
- Shower Room
- Off Road Parking Space
- Close To Canal
- No Forward Chain

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = B

The property has a shared entrance hall with stairs to the first floor landing. Door to hallway with doors off to all rooms.

The sitting/dining room has wood flooring and views to the front.

The fitted kitchen has a good range of counter tops incorporating a ceramic hob with electric oven below and extractor over. Comprehensive range of wall cupboards, cupboards and drawers.

There is a double bedroom with built in wardrobe cupboards and shelving. The shower room has a separate shower cubicle, wash basin and WC.

Off road car parking space.

The property is held on a 999 year lease from 1st January 1980. Service charge £1,080 per annum including ground rent. Managing Agents - Stride & Son.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not

comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

