

SW

Stiles Williams



2 PAVELEY HOUSE, FISHBOURNE ROAD EAST, FISHBOURNE, WEST SUSSEX, PO19 3BY



## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 565 SQ FT / 52.5 SQ M

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

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# £249,950 Leasehold

2 PAVELEY HOUSE,  
FISHBOURNE ROAD EAST,  
FISHBOURNE,  
WEST SUSSEX, PO19 3BY

- Attractive Ground Floor Apartment
- Easy Distance To Amenities
- Well-Appointed Kitchen/Living Area
- 2 Double Bedrooms
- Shower Room
- Designated Parking Space
- Use Of Communal Gardens
- 105 Years Remaining On Lease
- No Onward Chain

## EPC RATING

Current = C  
Potential = C

## COUNCIL TAX BAND

Band = C

A most attractive and well appointed ground floor apartment built in 2005, lying to the west of Chichester yet within about 3/4 mile of the city centre.

The property is offered in excellent decorative order throughout and accessed via secure entryphone system with personal front door opening onto the hallway, with storage cupboard.

The light and airy kitchen/living space is fitted with a range of modern units, with electric oven, induction hob and extractor over, dishwasher and fridge freezer. There is ample room for dining table and chairs and a door opens onto the communal gardens.

There are 2 double bedrooms, both with built-in wardrobes. The part-tiled shower room consists of double shower cubicle, wall-hung wash basin and concealed cistern WC.

To the front there is a designated parking. The secluded communal rear gardens are southerly in aspect, with a large expanse of lawn, generous patio area and pretty border planting.

There is also a bicycle storage area for resident's use, accessed via a side gate.

The property is subject to a lease of 125 years, with 105 years remaining. Service Charge is £1,487.14, payable twice-yearly and Ground Rent of £250.00 per annum.

## 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.

