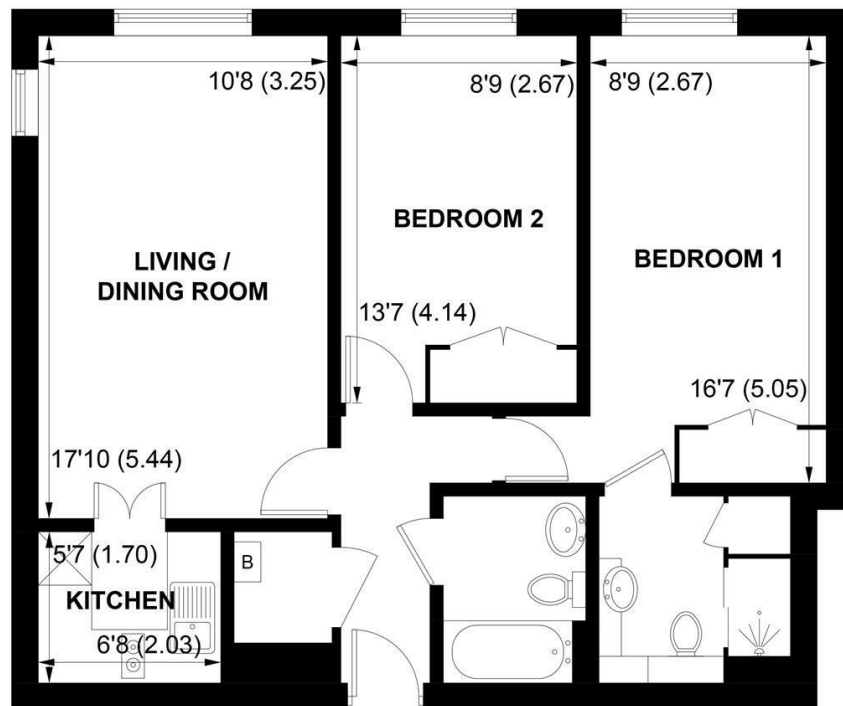








SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 687 SQ FT / 63.8 SQ M

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

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£187,500 Leasehold

64, THE MALTINGS,
HENTY GARDENS, CHICHESTER,
WEST SUSSEX, PO19 3DW

- Second Floor Flat
- Beautifully Presented
- Bright & Spacious
- Sitting/Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- 2 Bath/Shower rooms
- Communal Facilities
- No Onward Chain

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = D

The development is approached through Henty Gardens from Westgate through a security door into the reception area. There are lifts and stairs to all floors.

On the ground floor there is the managers office plus the residents lounge, and laundry room.

The flat itself has a hallway with large storage cupboard housing an 'on demand' electric boiler, doors to all principle rooms.

The sitting/dining room is generous in size and has a window offering views along West Street of the cathedral. There is an archway in to a fitted kitchen with electric hob, extractor plus oven and grill.

The main bedroom has built in wardrobes and a door into the shower room en suite. There is a second bedroom with built in wardrobes. A further bathroom has a panel bath, wash basin and WC.

Lease details - We understand the property has a lease of 99 years from

1st January 1985. The ground rent is £280 per annum. The monthly service charge is about £342.99.

Directions

From the end of West Street head west in Westgate and you will see the access to Henty Gardens on the right hand side after a short distance. Bear round to the right and you will see The Maltings ahead of you.

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.



