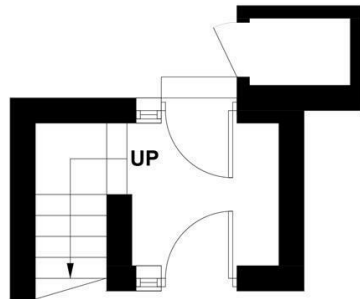


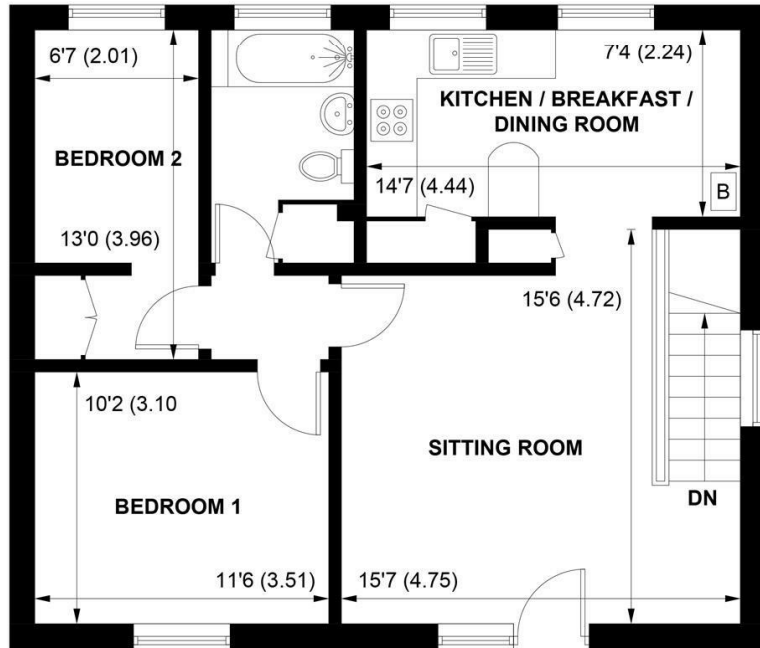


38, CROFT MEAD, CHICHESTER, WEST SUSSEX, PO19 6RW





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 703 SQ FT / 65.3 SQ M

EXTERNAL CUPBOARD = 11 SQ FT / 1.0 SQ M

TOTAL = 714 SQ FT / 66.3 SQ M

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

Produced for Sims Williams

£239,950 Leasehold

38, CROFT MEAD,
CHICHESTER,
WEST SUSSEX, PO19 6RW

- First Floor Flat
- Private Entrance
- Large Sitting Room
- Fitted Kitchen/Dining Room
- 2 Bedrooms
- Bathroom
- Private Garden
- Gas Fired Central Heating
- Must Be Viewed

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = B

This lovely flat has its own private double glazed entrance with a door to a footpath to a private garden and stairs to the first floor.

The spacious sitting room has a wonderful view over an open greensward and wooded copse.

The kitchen is very well fitted with good range of counter tops with cupboards and drawers under and wall cupboards over. Electric hob with extractor over and oven below. Space and plumbing for washing machine. Wall mounted gas fired boiler for central heating and hot water.

There are 2 double bedrooms and a bathroom with panel bath and shower over. Pedestal wash basin and low level WC.

Outside the property has its own private garden which is surrounded by a fence and with a gate to a parking area.

The property is held on a 125 year lease from 1988 and thus has 88 years

remaining.

Ground rent - £10.00 pa. Service Charge - £226.20 pa (2024/2025).

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.

Directions

Follow the Broyle Road north from the Northgate roundabout and after about half a mile turn right into The Broadway. At the junction with Summersdale Road cross over into Winterbourne Road. Turn left into Croft Mead and the property can be found on the right hand side.

