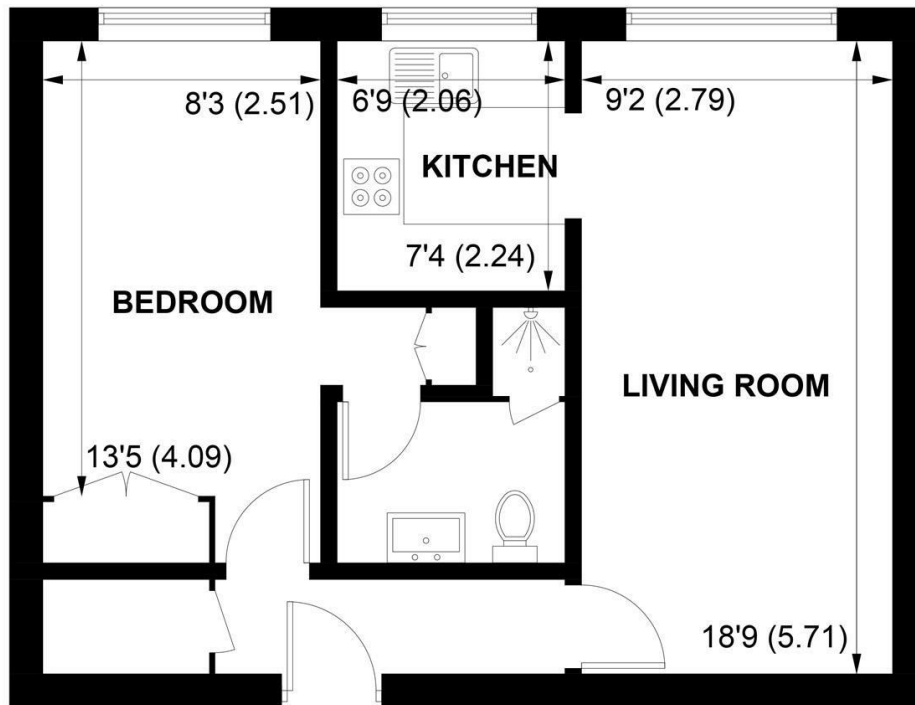


SW

Sims Williams



2 OAKLANDS COURT, SOMERSTOWN, CHICHESTER, WEST SUSSEX, PO19 6AF



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 470 SQ FT / 43.7 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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£165,000 Leasehold

2, OAKLANDS COURT,
SOMERSTOWN CHICHESTER,
WEST SUSSEX, PO19 6AF

- Ground Floor Apartment
- No Onward Chain
- Walking Distance of Town Centre
- Spacious Sitting Room
- Fitted Kitchen
- Shower Room
- Double Bedroom
- Communal Garden
- Garage in Compound

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = B

A well-appointed ground floor apartment located in the highly popular Somerstown location, within easy strolling distance of a wide range of amenities as well as cultural attractions including Chichester Festival Theatre, Pallant Gallery and Chichester Cathedral.

The property is offered for sale with no forward chain and accommodation is accessed via communal entrance door and hallway leading to a personal front door.

The sitting room is light and airy and opens onto the kitchen area, with a range of units and work surfaces with space and plumbing for appliances.

The double bedroom has a built-in cupboard and the shower room comprises shower cubicle, inset wash basin with vanity cupboard below and WC.

Outside there are well-kept communal grounds for residents enjoyment. The property benefits from a single garage en bloc and permit parking.

Tenure

The property is subject to a 125 year lease from September 1982, with 82 years remaining. Service Charge is approximately £211.00 per calendar month.

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...

From our office in Southgate head west along Avenue de Chartres. Turn right at the roundabout and continue to the Westgate roundabout. Head straight across into Orchard Street and at the Northgate roundabout take the second exit into Broyle Road. In a short distance turn left into Somerstown where the block will be found on the right hand side.

