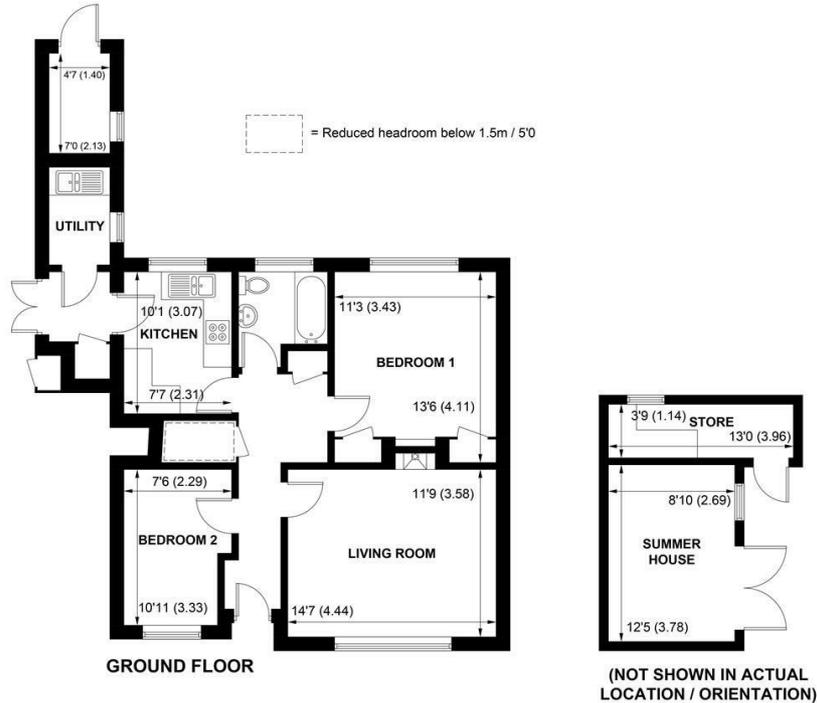


SW



88 GILBERT ROAD, CHICHESTER, WEST SUSSEX, PO19 3NL



APPROXIMATE GROSS INTERNAL AREA = 716 SQ FT / 66.5 SQ M

OUTBUILDINGS = 199 SQ FT / 18.5 SQ M

TOTAL = 915 SQ FT / 85.0 SQ M

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

£242,500 Leasehold Offers In Region Of

88, GILBERT ROAD,
CHICHESTER,
WEST SUSSEX, PO19 3NL

- Ground Floor Flat
- Hallway
- Sitting/Dining Room
- Fitted Kitchen
- 2 Bedrooms
- Bathroom
- Gas Heating & Double Glazing
- Private Garden & Summerhouse.
- No Onward Chain

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = B

This ground floor flat is very well presented and is approached along a footpath to its own front door.

The hallway leads into the bright sitting room with views out to the front.

The kitchen has a range of fitted counter tops with cupboards and drawers under, Range of wall cupboards. Space for electric cooker and dishwasher. Door to utility room with space and plumbing for washing machine. Wall mounted gas fired boiler.

There are 2 good sized bedrooms and a bathroom with panel bath with plumbed in shower over. Wash basin and low level WC.

Outside there is a private enclosed rear garden which is mainly laid to lawn and enclosed within a fenced boundary. There is a really useful summer house located in the garden.

The flat is held on a 125 year lease from 06/06/1988. There are 88 years remaining. Service charge - TBC
Ground rent - TBC

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 St Pauls Road north out of Chichester from the Northgate roundabout. Take the forth left into Sherborne Road and first right into Gilbert Road. Follow the road around to the left and the property can be found on the left hand side.

