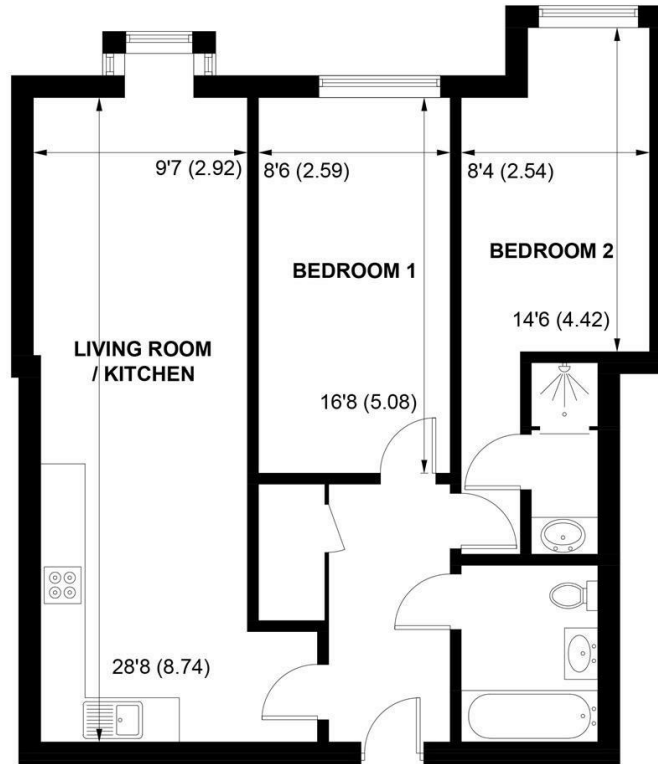




FLAT 4 SOUTHGATE APARTMENTS, CHICHESTER, WEST SUSSEX, PO19 8GU



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 765 SQ FT / 71.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

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£259,000 Leasehold

FLAT 4, SOUTHGATE APARTMENTS,
CHICHESTER,
WEST SUSSEX, PO19 8GU

- First Floor Apartment
- City Centre Location
- Kitchen/Dining/Sitting Room
- Master Bedroom
- Shower Room En Suite
- Further Bedroom
- Bathroom
- Lift Service
- No Forward Chain

EPC RATING

Current = D
Potential = D

COUNCIL TAX BAND

Band = C

This super 2 bedroom apartment is approached through a communal entrance hall via an entry 'phone system with a lift and stairs to all floors.

The hallway has a good sized storage cupboard and doors to all principle rooms.

The open plan kitchen/dining/sitting room is comprehensively fitted with a good range of counter tops and integrated appliances including ceramic hob with extractor over and electric oven below. Built in washing machine and larder style 'fridge/freezer.

The master bedroom has a shower room en suite with a further double bedroom and bathroom with panel bath low level WC and wash hand basin.

The property is subject to a lease term of 125 years, with 120 years remaining. Ground rent is £250.00 pa and service charge is approximately £1276.37 pa. (To be confirmed)

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

The apartment block is situated right opposite our office at the bottom of South Street and just to the north of the train station.

