



CHARLES
PECK

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£1,100 PCM PCM
27, Byron Court, Chichester

27 Byron Court, Stockbridge Road, Chichester, West Sussex, PO19 8ES

OVER 60s ONLY

An excellent first floor retirement apartment with westerly facing windows in this popular development.

Entrance hall | Lounge with window and Juliet balcony | Kitchen | Bedroom with built-in wardrobes | Wet room | Night storage heating | Double glazing

Residents' lounge | Table service restaurant | 24 hour on-site staff | 1 hour a week home help | House Manager | Communal gardens | Laundry room

Location

The property is close to the centre of Chichester with all its facilities including The Festival Theatre, Pallant House Gallery, shops, restaurants and mainline railway station with services to London Victoria. There is a regular bus service from outside the property serving both Chichester and the coast. At the same time Goodwood and The Downs are an easy drive.

Accommodation

The front door opens into

The spacious entrance hall

With an airing and storage cupboard housing the hot water system.

The lounge/dining room

15'0" x 11'6" (4.57m x 3.51m)

With westerly facing French window opening onto a Juliet balcony, ornamental fireplace with electric fire, night storage heater and double doors into

The kitchen

10'0" x 6'6" (3.05m x 1.98m)

With westerly facing window, stainless steel sink unit, fitted drawers and cupboards, ceramic hob, filter canopy, waist level oven and Dimplex wall heater.

The bedroom

14'3" x 9'3" (4.34m x 2.82m)

With westerly facing window, night storage heater and recessed wardrobe.

The bath and shower room

9'2" x 9'5" (2.79m x 2.87m)

The room designed as a wet room with bath, wash basin, WC, level walk-in shower cubicle, heated towel rail, wall heater and window.

Outside

The features of this prestigious development are the beautifully appointed communal facilities including a lounge furnished to the standard of a quality hotel, a function room with computer and a restaurant where a substantial

mid-day meal is served every day. There is also a laundry room with washing and drying machines, the cost of which is included in the service charge and a guest suite for visiting family and friends.

Staffing

In addition to the Estate Manager and 4 assistant Estate Managers who between them provide 24 hour cover, the service charge includes the cleaning of communal areas and 1 hours domestic help per week for the residents in each apartment. Additional help can be purchased separately as required.

Mobility

The design of the communal areas combines both style and ease of mobility, so that those confined to a wheelchair can live independently in the apartment and have unrestricted access to the communal areas. There are also lifts to all floors.

Garden

The communal gardens are for the use of residents.

Parking

There is a communal parking area for use of residents.

DEPOSIT: £1269, NO PETS, NO SMOKERS.





27 Byron Court
Stockbridge Road
Chichester
PO19 8ES

Tenure

Council Tax Band
C

Local Authority

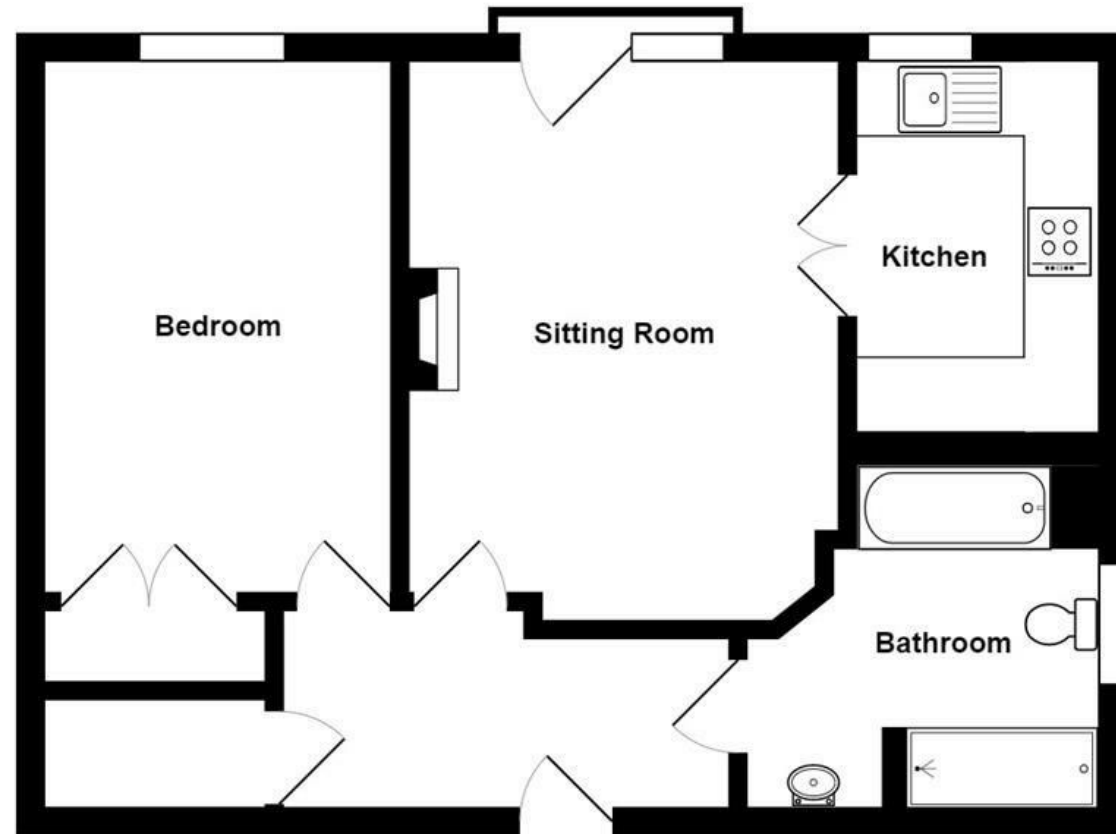
EPC rating
C (79)

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NOTE - We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate. If you would like advice to the value of your house or independent mortgage advice, please contact us 01243 816666 | homes@charlespeck.co.uk



Total Area: 52.4 m² ... 564 ft²

All measurements are approximate and for display purposes only