

SW

Simon Williams



4 KELMSCOTT WAY, NORTH BERSTED, WEST SUSSEX, PO21 5DQ



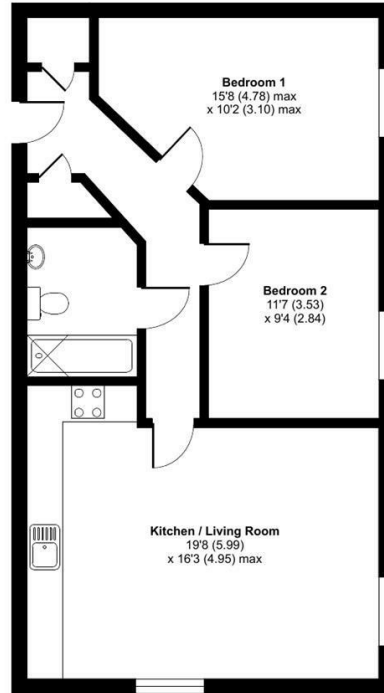
# Kelmescott Way, PO21

Approximate Area = 724 sq ft / 67.2 sq m

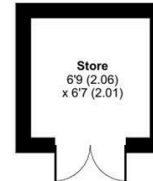
Outbuilding = 44 sq ft / 4.1 sq m

Total = 768 sq ft / 71.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1151318



# £210,000 Leasehold

4, KELMSCOTT WAY,  
NORTH BERSTED,  
WEST SUSSEX, PO21 5DQ

- Two Double Bedrooms
- Modern Bathroom
- Open Plan Living Space
- Vendor Suited
- One Of Two In The Block
- Secure Access
- Communal Garden
- Allocated Parking
- Outside Storage

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = B

The property is ideally located within close proximity to local amenities as well as public transport links. The cathedral city of Chichester can be found 6 miles from the property and boasts comprehensive shops, popular restaurants and cultural attractions, such as the festival theatre. There is also The Goodwood Estate, which hosts the world renowned Festival Of Speed and Revival Meetings as well as horse racing and golf courses.

This first floor apartment offers bright and spacious accommodation and boasts a unique opportunity to purchase one of only two properties in this block.

Upon entering, there is a communal hallway that is only accessible to the two properties and has a secure entry phone system. Upon ascending the stairs to the first floor, there is a landing space with the front door to the property.

Upon entering the inner hallway, there is ample storage and doors leading to all principal rooms. To the left are two sizable double bedrooms, with the master bedroom offering enough room for built-in wardrobes or a dressing area.

On the right-hand side is a modern bathroom with a three-piece suite and a shower over the bath.

At the rear, you will find a spacious open-plan kitchen/living area, offering lots of space for both a dining table and sofas. This room features dual aspect and is well-suited to modern living.

The two properties share a paved communal garden at the rear, with side access and ample room for garden tables. There is also a large secure storage area, ideal for bikes and prams. Additionally, there are allocated parking space as well as visitor bays nearby.

## Lease & Maintenance

We have been informed by the vendor that 985 years are remaining on the lease, and the maintenance cost is £1,616.84 per year, payable monthly, this includes building insurance. Ground rent is £200 per annum.

## 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 the double Bersted roundabout at the Pink Pub take the Chichester Road (B2250) towards Chichester. A short way down turn right into The Boulevard and first right again onto Mackintosh Drive. Following the road round you will reach Kelmscott Way and the property on your right.

