

# CHARLES PECK

Sales • Lettings • Valuers



## **59 Brampton Court, Stockbridge Road, Chichester, PO19 8PD** **£129,950**

A conveniently situated and well presented second floor retirement apartment located just a short walk from both the city centre and good public transport links.

Entrance hall | Living room | Kitchen | Bedroom | Shower room | Storage cupboard | Energy efficient including LED bulbs and dimmers

Estate Manager | Residents lounge | Communal gardens | Guest suite | Laundry room | Lift

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## Location

The property stands in a convenient position within walking distance of Chichester City Centre. It is just across from the railway station which has services along the coast and also to London Victoria. In Chichester a full range of facilities includes shops, restaurants, the Festival Theatre and Pallant House Gallery. Chichester occupies an enviable position being six or seven miles from the coast with beaches around the Witterings, whilst in the other direction is the open countryside of the Downs and sporting and other activities at Goodwood.

## Entrance hall

With storage cupboard.

## Living room 17'7 x 11'1 (5.36m x 3.38m )

A spacious and bright room with window and feature fireplace with plenty of room for relaxing and dining.

## Kitchen 8'11 x 5'8 (2.72m x 1.73m)

With fitted drawers and cupboards, waist-level oven hob, extractor canopy, space for fridge and freezer and sink unit below the window. A small water tank is located underneath the sink within the unit.

## Bedroom 15'11 x 10'8 (4.85m x 3.25m)

With built-in wardrobes with mirrored doors and window.

## Shower room

Tiled room with electric shower in glass enclosure, close coupled WC, wash basin unit with a storage cupboard which also houses a small water tank.

## Garden

The communal gardens are for the use of residents.

## Tenure

We understand the property to be leasehold for 125 years from 2000. A purchaser would have to ask their solicitor to check these details.



## Ground rent

We understand this to be 724.26 per annum. A purchaser would have to ask their solicitor to check these details. A purchaser would have to ask their solicitor to check these details.

## Maintenance charge

We understand this to be in the region of £2,958.70 per annum which covers cleaning and lighting of common parts, garden maintenance, services of the House Manager, window cleaning, water and sewerage rates, buildings insurance and community alarm service. A purchaser would have to ask their solicitor to check these details.

## Council tax band

B.

## General remarks

To view please telephone us on 01243 816666 to make an appointment.

## 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.

## Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.

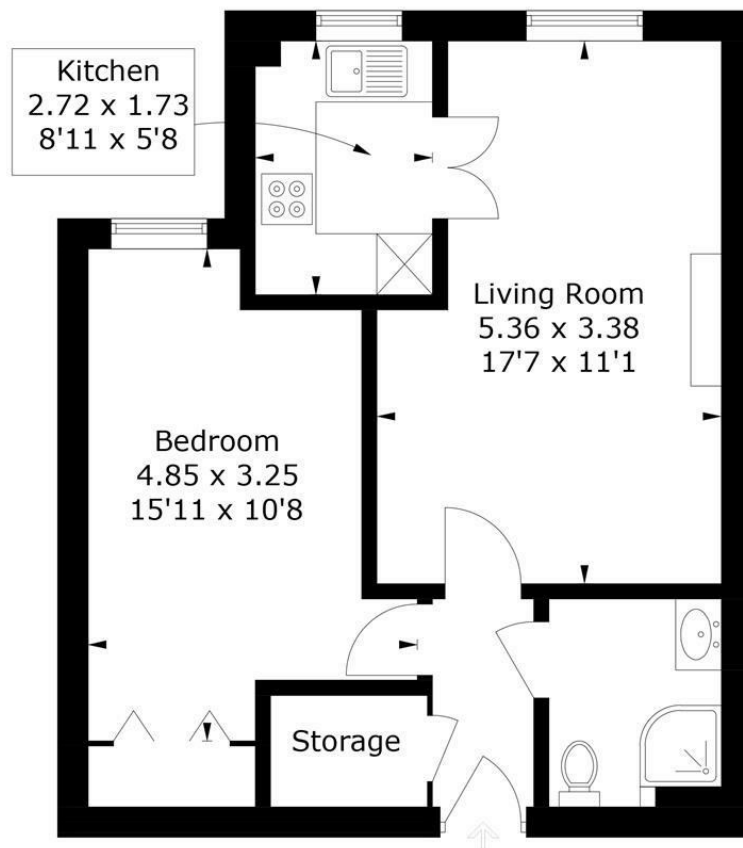


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Stockbridge Road, PO19

Approximate Gross Internal Area = 43.9 sq m / 472 sq ft



## Second Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID975994)